

# Executive Summary Report

## Characteristics Based Market Adjustment for 2002 Assessment Roll

**Area Name / Number:** Boulevard-Riverton / Area 24

**Previous Physical Inspection:** 1998

### **Sales - Improved Summary:**

Number of Sales: 707

Range of Sale Dates: 1/2000 - 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	\$41,600	\$116,000	\$157,600	\$172,800	91.2%	10.73%
<b>2002 Value</b>	\$43,200	\$127,600	\$170,800	\$172,800	98.8%	10.22%
<b>Change</b>	+\$1,600	+\$11,600	+\$13,200		+7.6%	-0.51%
<b>% Change</b>	+3.8%	+10.0%	+8.4%		+8.3%	-4.75%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.51% and -4.75% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

### **Population - Improved Parcel Summary Data:**

	Land	Imps	Total
<b>2001 Value</b>	\$43,100	\$116,000	\$159,100
<b>2002 Value</b>	\$44,800	\$126,800	\$171,600
<b>Percent Change</b>	+3.9%	+9.3%	+7.9%

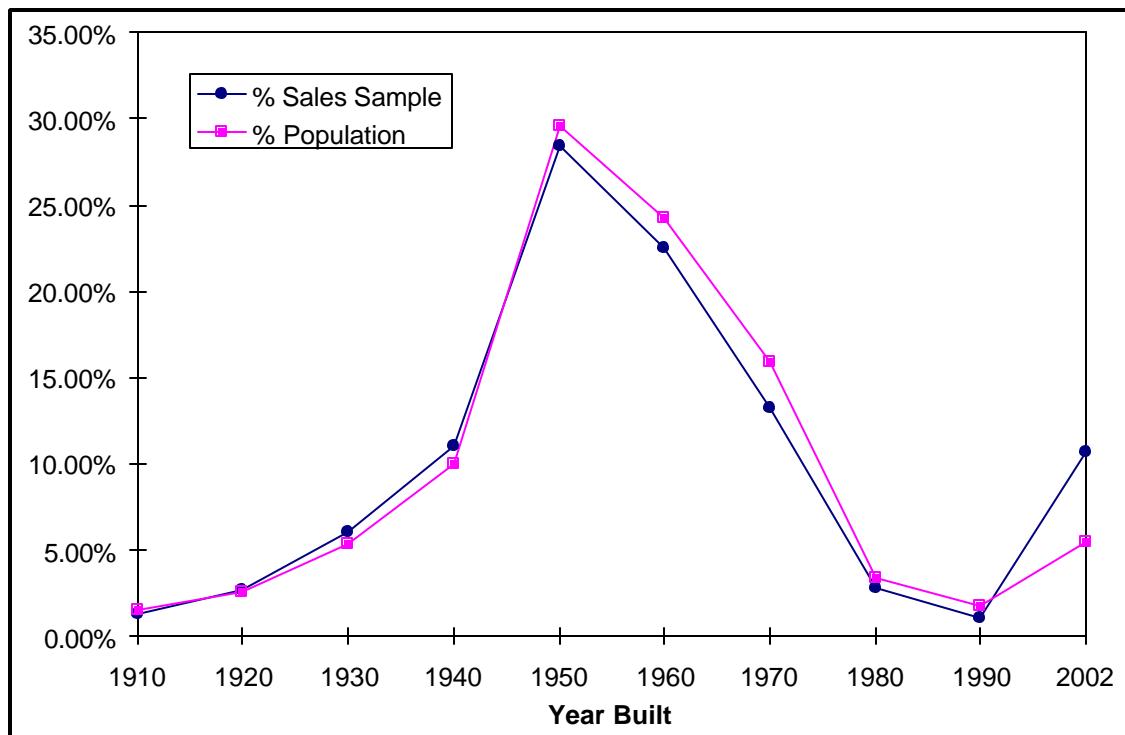
Number of improved Parcels in the Population: 7790

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, subarea 2 had a lower average ratio (assessed value/sales price) than the other subareas, so the formula adjusts properties in subarea 2 upward more than in the other subareas. The subdivisions of FosterviewEstates and Val-Vue Addition also had a lower ratio and were given a relatively higher upward adjustment. Properties in subarea 10 and those with moderate traffic were assessed at a higher level and therefore received a lower upward adjustment. Houses with a higher Grade were assessed at a higher ratio. Higher grade houses were therefore adjusted upward less than lower grade houses.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

## Sales Sample Representation of Population - Year Built

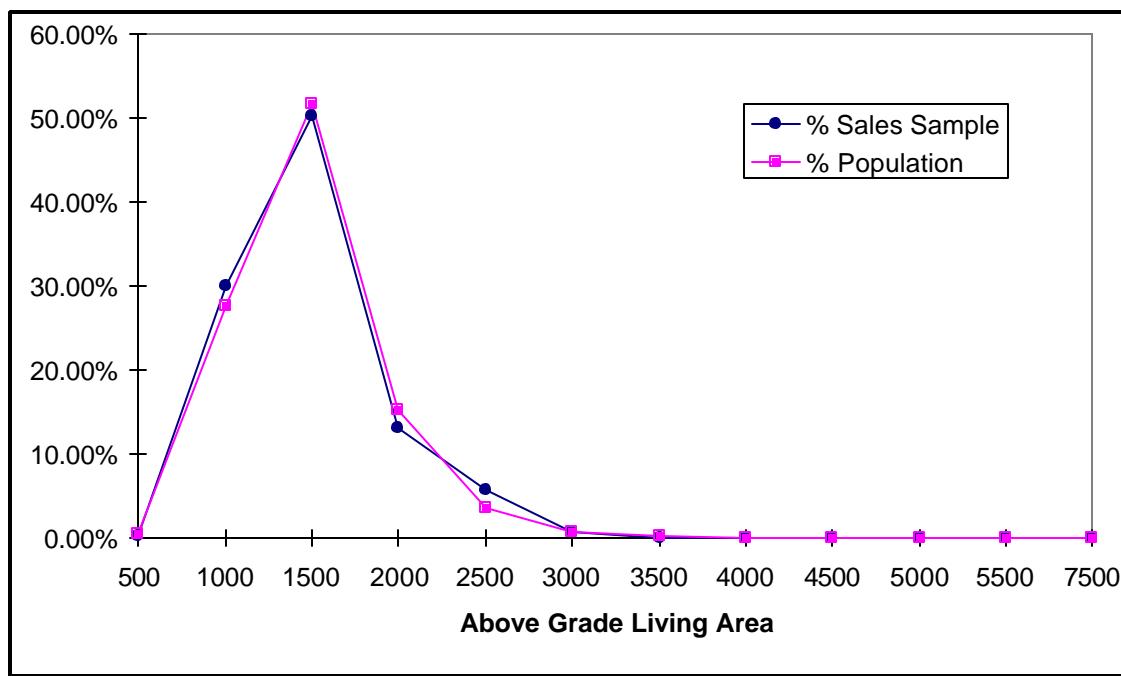
Sales Sample			Population		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	9	1.27%	1910	122	1.57%
1920	19	2.69%	1920	201	2.58%
1930	43	6.08%	1930	418	5.37%
1940	78	11.03%	1940	781	10.03%
1950	201	28.43%	1950	2303	29.56%
1960	159	22.49%	1960	1894	24.31%
1970	94	13.30%	1970	1239	15.91%
1980	20	2.83%	1980	262	3.36%
1990	8	1.13%	1990	139	1.78%
2002	76	10.75%	2002	431	5.53%
	707			7790	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## Sales Sample Representation of Population - Above Grade Living Area

Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	2	0.28%	500	34	0.44%
1000	213	30.13%	1000	2154	27.65%
1500	355	50.21%	1500	4034	51.78%
2000	92	13.01%	2000	1188	15.25%
2500	40	5.66%	2500	286	3.67%
3000	5	0.71%	3000	61	0.78%
3500	0	0.00%	3500	22	0.28%
4000	0	0.00%	4000	4	0.05%
4500	0	0.00%	4500	4	0.05%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	3	0.04%
	707			7790	

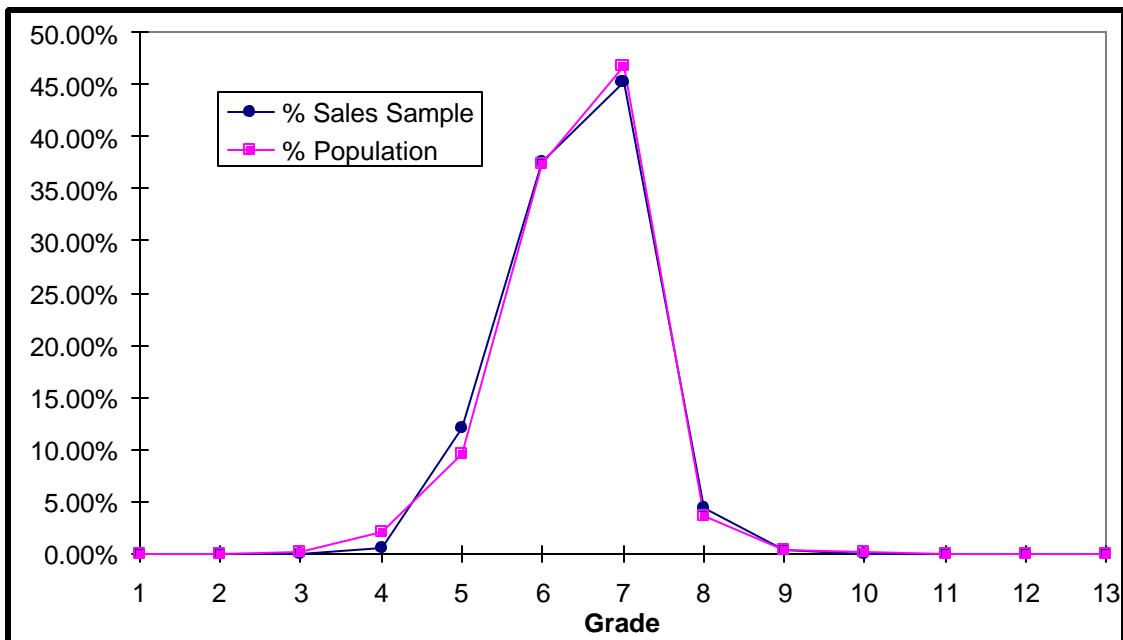


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

## Sales Sample Representation of Population - Grade

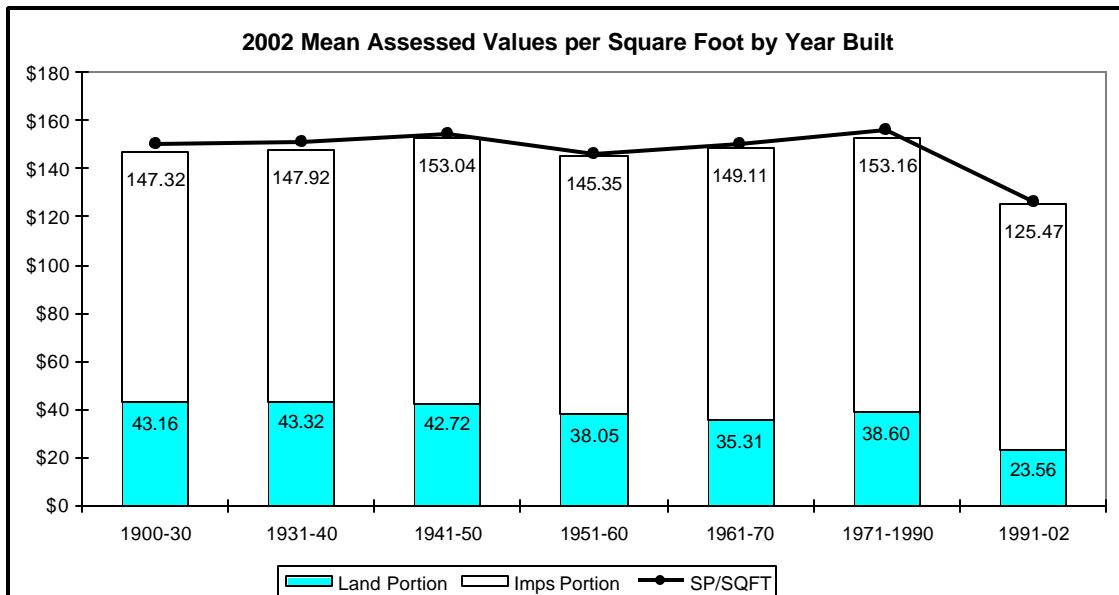
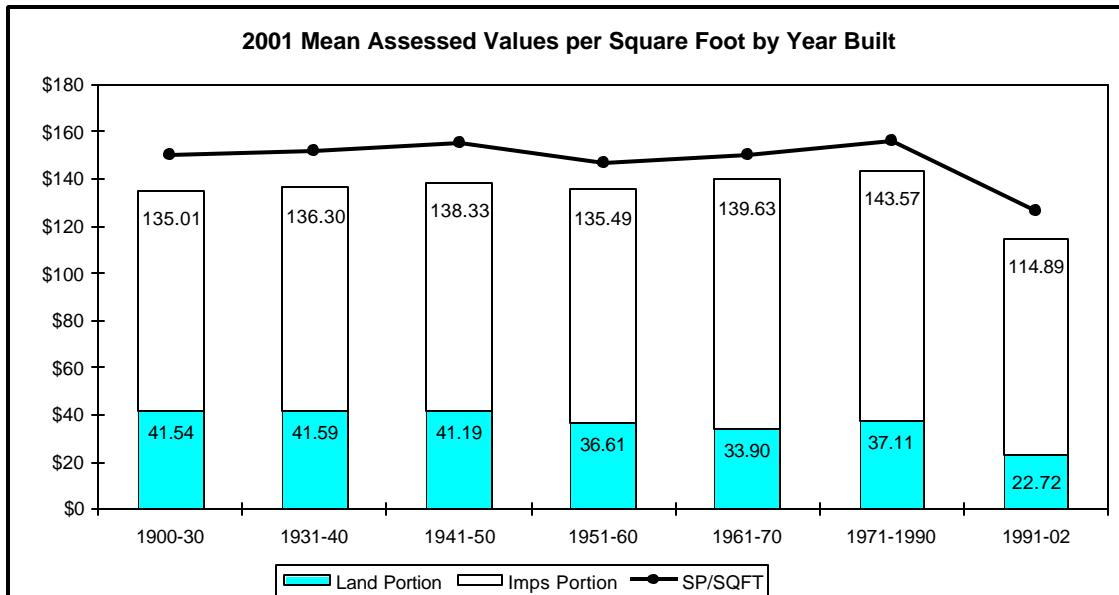
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.57%
5	85	12.02%
6	265	37.48%
7	320	45.26%
8	31	4.38%
9	2	0.28%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		707

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	12	0.15%
4	153	1.96%
5	750	9.63%
6	2912	37.38%
7	3647	46.82%
8	277	3.56%
9	33	0.42%
10	5	0.06%
11	1	0.01%
12	0	0.00%
13	0	0.00%
		7790



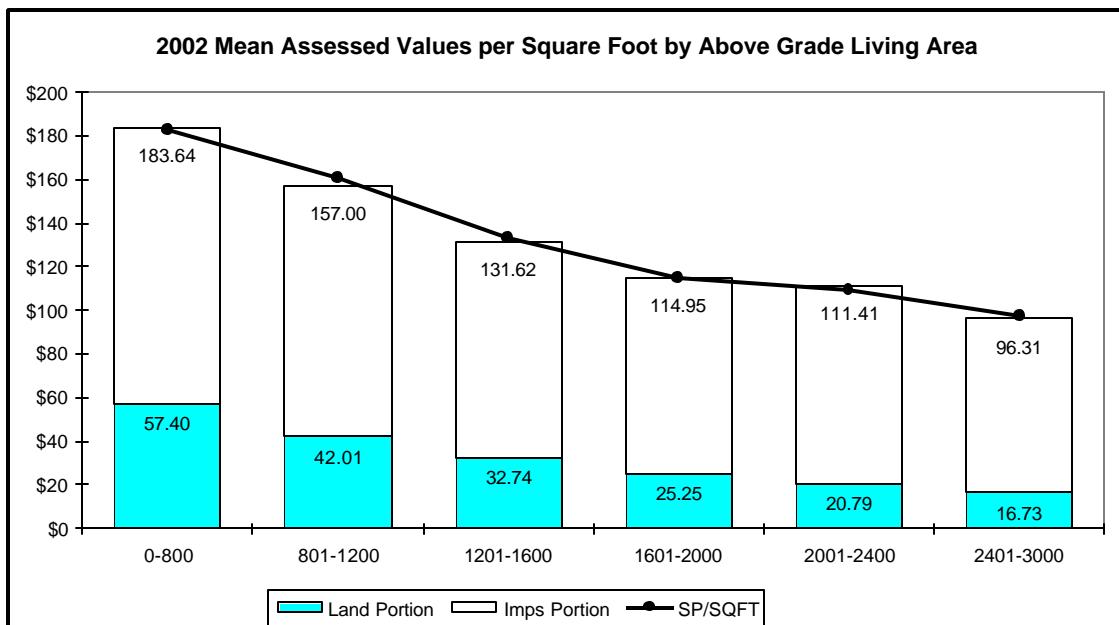
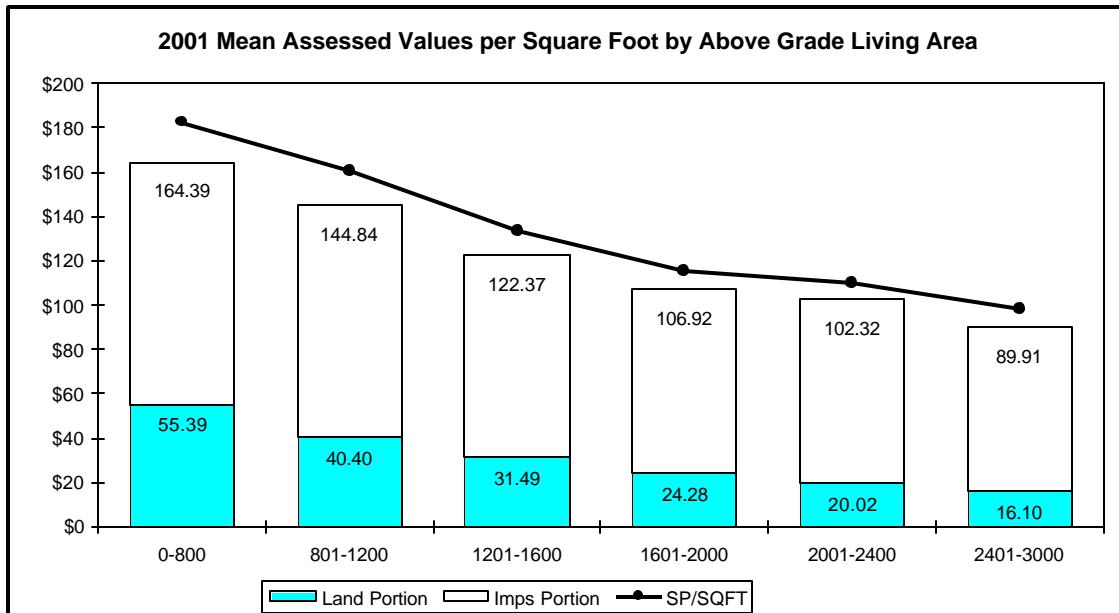
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2000 and 2001 Per Square Foot Values by Year Built



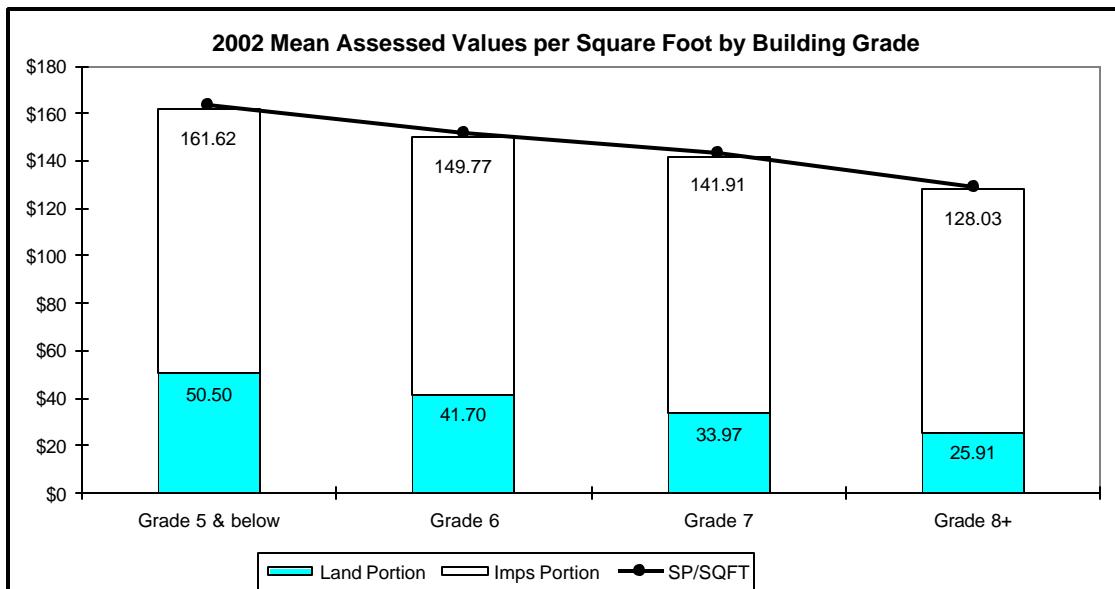
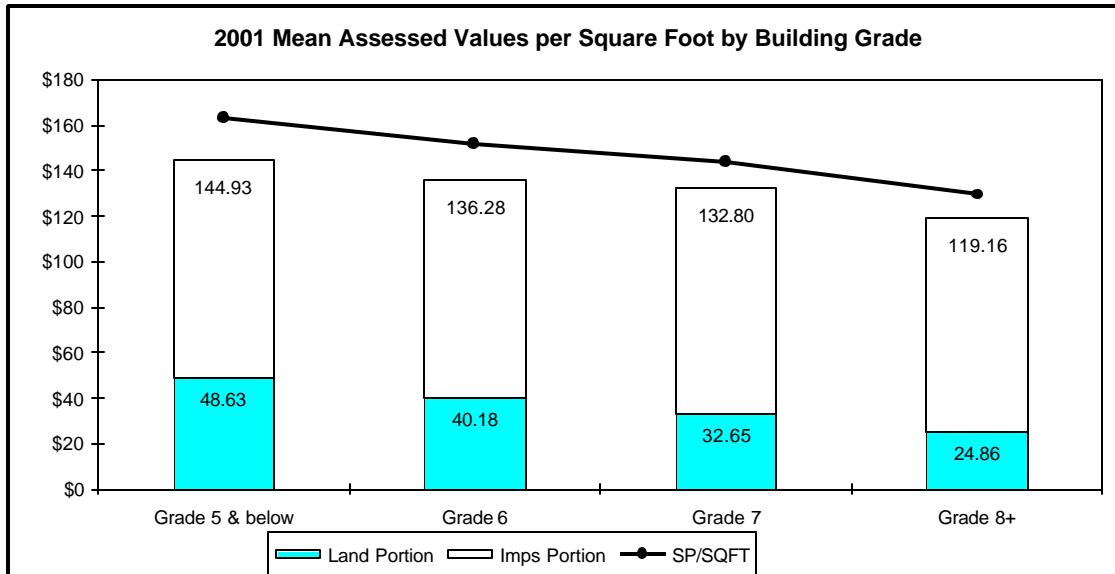
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2000 and 2001 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2000 and 2001 Per Square Foot Values by Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There were only 2 grade 9's, which were combined in this chart with the grade 8's. There were only 4 grade 4's.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

Commercially zoned parcels

Vacant parcels

Mobile home parcels

Multi-parcel or multi-building sales

Parcels with improvements value, but no building characteristics

Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

## ***Land update***

Based on the 29 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 3.2% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.05, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 707 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, subarea 2 had a lower average ratio (assessed value/sales price) than the other subareas, so the formula adjusts properties in subarea 2 upward more than in the other subareas. The subdivisions of Fosterview Estates and Val-Vue Addition also had a lower ratio and were given a relatively higher upward adjustment. Properties in subarea 10 and those with moderate traffic were assessed at a higher level and therefore received a lower upward adjustment. Houses with a higher Grade were assessed at a higher ratio. Higher grade houses were therefore adjusted upward less than lower grade houses.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (.9111614 + (-.04628981 if in Subarea2) + (.02923253 if in Subarea10) + (-.1011253 if in Plat261200) + (-.07917114 if in Plat886400 and YrBuilt or YrRenovated less than 1979) + (.03767268 if Moderate Traffic) + .01541975 x (BuildingGrade-6))

(note: grades greater than 8 are treated as grade 8; grades less than 5 are treated as grade 5)

The resulting total value is rounded down to the next \$1,000, *then*:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

*Other:* \*If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2002 Land Value + Previous Improvement Value \* 1.084)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, then there is no change to the improvement portion of the value. (2002 Land Value + Previous Improvement Value \* 1.00).  
\*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic adjustment indicated by the sales sample. **“2002 Total Value = 2001 Total Value x 1.084 (rounded down)”**. The resulting improvement value is calculated as follows:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 24 Annual Update Model Adjustments

**2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

Grade	4	5	6	7	8	9	10	11
% Adjustment	1.89%	1.89%	0.00%	-1.83%	-3.59%	-3.59%	-3.59%	-3.59%
<b>Subarea 2</b>	<b>Yes</b>							
% Adjustment		6%						
<b>Subarea 10</b>	<b>Yes</b>							
% Adjustment		-3%						
<b>Major 261200</b>	<b>Yes</b>							
% Adjustment		13.70%						
<b>Major 886400</b>	<b>Yes</b>							
% Adjustment		9.38%						
<b>Moderate Traffic</b>	<b>Yes</b>							
% Adjustment		-4.36%						

### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a Grade 7 house located in Subarea 2 would receive a 7.92% upward adjustment (9.75 + -1.83).

Generally, higher grade houses were at a higher assessment level than lower grade houses. Parcels in subarea 2, Major 261200, and Major 886400 were at lower assessment levels while parcels in Subarea 10 and those coded as having moderate traffic were at higher assessment levels. This model corrects for these strata differences.

There are few houses above grade 10 in this area and none in the sales sample. Consequently, houses above grade 9 are adjusted the same as grade 9's.

Because adjustments are made by Grade, few parcels are adjusted solely by the overall adjustment.

## Area 24 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
261200	Fosterview Estates	7	40	17.5%	SE 15-23-4	5	8	2001-	42nd Av S & S 137th St
886400	Val-Vue Add	25	193	13.0%	NE-15-23-4 SW 15-23-4	4	6-7	1944-45*	Pacific Hwy South

\* One house was built in 1979 and one was renovated in 1991;  
these two parcels are not included in this plat variable.

## Area 24 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.8%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
4	4	0.891	0.989	10.9%	0.841	1.137
5	85	0.881	0.982	11.5%	0.963	1.002
6	265	0.901	0.990	9.8%	0.975	1.004
7	320	0.925	0.989	7.0%	0.979	0.999
8	31	0.912	0.983	7.8%	0.952	1.015
9	2	1.005	1.033	2.8%	0.069	1.998
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1931-1940	78	0.899	0.974	8.3%	0.951	0.997
1941-1950	201	0.896	0.988	10.3%	0.972	1.005
1951-1960	159	0.929	0.995	7.1%	0.979	1.011
1961-1970	94	0.932	0.994	6.7%	0.975	1.014
1900-1930	71	0.901	0.980	8.7%	0.956	1.003
1971-1990	28	0.916	0.974	6.4%	0.938	1.011
1991-2002	76	0.910	0.993	9.2%	0.977	1.009
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	13	0.850	0.943	11.0%	0.867	1.019
Average	450	0.917	0.992	8.3%	0.983	1.002
Good	207	0.906	0.982	8.4%	0.967	0.996
Very Good	37	0.904	0.988	9.2%	0.953	1.022
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	550	0.911	0.986	8.2%	0.977	0.994
1.5	71	0.901	0.978	8.6%	0.954	1.002
2	86	0.926	1.009	9.0%	0.990	1.029

## Area 24 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.8%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
0-800	92	0.921	0.997	8.2%	0.974	1.019
801-1200	319	0.917	0.990	8.0%	0.979	1.002
1201-1600	181	0.915	0.992	8.3%	0.977	1.006
1601-2000	70	0.887	0.967	9.0%	0.945	0.989
2001-2400	35	0.872	0.975	11.8%	0.948	1.002
2401-3000	10	0.887	0.981	10.6%	0.912	1.049
View Y/N	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	678	0.912	0.988	8.3%	0.980	0.996
Y	29	0.906	0.994	9.8%	0.961	1.027
Wft Y/N	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	707	0.912	0.988	8.4%	0.981	0.996
Y	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
1	112	0.917	0.988	7.8%	0.970	1.007
2	53	0.866	0.991	14.3%	0.960	1.021
3	163	0.906	0.982	8.3%	0.965	0.998
4	158	0.907	0.996	9.9%	0.980	1.012
5	37	0.884	0.980	10.9%	0.942	1.019
6	76	0.920	0.992	7.8%	0.972	1.012
10	108	0.945	0.987	4.4%	0.968	1.006
Lot Size	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
0-5000	23	0.876	0.989	12.9%	0.960	1.019
5001-8000	209	0.910	0.997	9.5%	0.984	1.010
8001-12000	313	0.909	0.980	7.8%	0.969	0.991
12001-16000	76	0.934	1.003	7.4%	0.976	1.030
16001-20000	39	0.944	1.011	7.1%	0.979	1.044
20001-30000	31	0.895	0.968	8.1%	0.920	1.015
30001-2AC	16	0.902	0.962	6.7%	0.924	1.001

## Area 24 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.8%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

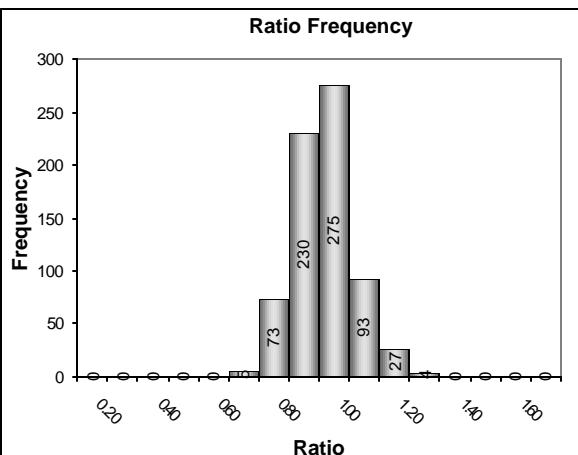
It is difficult to draw valid conclusions when the sales count is low.

Traffic	Count	2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean		Weighted Mean				
None	593	0.908		0.988		8.8%	0.979	0.996
Moderate	63	0.949		0.992		4.5%	0.971	1.014
Heavy	51	0.915		0.990		8.2%	0.967	1.013
Plat 261200	Count	2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean		Weighted Mean				
N	700	0.913		0.988		8.2%	0.981	0.996
Y	7	0.836		0.992		18.8%	0.926	1.058
Plat 886400	Count	2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean		Weighted Mean				
N	682	0.915		0.988		8.0%	0.981	0.996
Y	25	0.830		0.993		19.7%	0.958	1.028

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> SW / Team 1	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 4/8/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 24 Blvd Pk/Riverton	<b>Analyst ID:</b> DGIB	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 707			
<i>Mean Assessed Value</i>	157,600		
<i>Mean Sales Price</i>	172,800		
<i>Standard Deviation AV</i>	32,991		
<i>Standard Deviation SP</i>	37,050		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.918		
<i>Median Ratio</i>	0.916		
<i>Weighted Mean Ratio</i>	0.912		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.649		
<i>Highest ratio:</i>	1.259		
<i>Coefficient of Dispersion</i>	8.41%		
<i>Standard Deviation</i>	0.098		
<i>Coefficient of Variation</i>	10.73%		
<i>Price Related Differential (PRD)</i>	1.007		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.908		
<i>Upper limit</i>	0.924		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.911		
<i>Upper limit</i>	0.925		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	7790		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.098		
<b>Recommended minimum:</b>	16		
<i>Actual sample size:</i>	707		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	360		
# ratios above mean:	347		
<i>Z:</i>	0.489		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



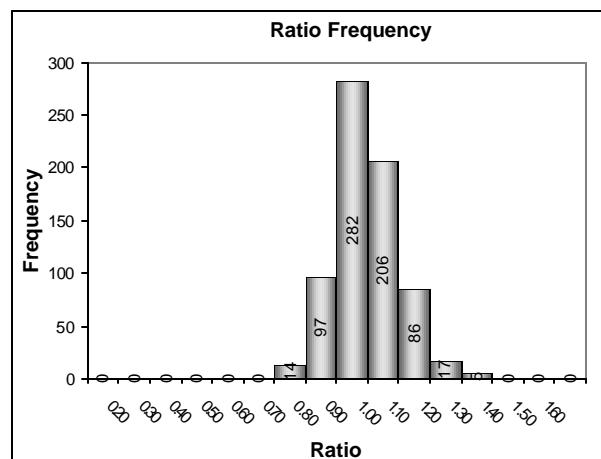
**COMMENTS:**

Single Family Residences throughout area 24

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> SW / Team 1	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 4/8/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 24 - Blvd Pk/Riverton	<b>Analyst ID:</b> DGIB	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 707			
<i>Mean Assessed Value</i> 170,800			
<i>Mean Sales Price</i> 172,800			
<i>Standard Deviation AV</i> 33,918			
<i>Standard Deviation SP</i> 37,050			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.997			
<i>Median Ratio</i> 0.990			
<i>Weighted Mean Ratio</i> 0.988			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.747			
<i>Highest ratio:</i> 1.375			
<i>Coefficient of Dispersion</i> 7.98%			
<i>Standard Deviation</i> 0.102			
<i>Coefficient of Variation</i> 10.22%			
<i>Price Related Differential (PRD)</i> 1.009			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i> 0.982			
<i>Upper limit</i> 1.000			
<b>95% Confidence: Mean</b>			
<i>Lower limit</i> 0.989			
<i>Upper limit</i> 1.004			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 7790			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.102			
<b>Recommended minimum:</b> 17			
<i>Actual sample size:</i> 707			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean: 377			
# ratios above mean: 330			
Z: 1.768			
<b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

Single Family Residences throughout area 24

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Sales Available for Annual Update Analysis**  
**Area 24**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	042304	9069	4/13/01	135000	640	0	4	1927	4	5520	N	N	1913 S 104TH ST
1	013300	0475	2/21/01	125000	580	0	5	1951	3	5877	N	N	10128 16 <sup>TH</sup> AV S
1	013300	0090	6/8/00	117250	670	0	5	1936	4	10000	N	N	1407 S 100TH ST
1	284320	0100	4/14/00	129500	670	0	5	1949	3	8641	N	N	11012 ROSEBERG AV S
1	098500	0700	10/11/00	142000	700	0	5	1920	4	8470	N	N	11637 GLENDALE WY S
1	042304	9112	2/9/01	150000	740	0	5	1939	3	25265	N	N	10661 22 <sup>ND</sup> PL S
1	013300	0190	8/22/01	128000	780	0	5	1928	4	5000	N	N	1403 S 101ST ST
1	725820	0040	7/20/00	109500	860	0	5	1934	3	8000	N	N	1417 S 99TH ST
1	336140	0052	4/25/01	175000	990	180	5	1931	4	12008	N	N	818 S 116TH ST
1	336140	1900	6/23/00	165000	1130	0	5	1920	4	22803	N	N	11711 1/2 14TH AV S
1	336140	1901	8/16/00	168000	1180	120	5	1914	4	15597	N	N	11715 14 <sup>TH</sup> AV S
1	013300	0112	5/24/00	165000	1380	0	5	1922	5	13950	N	N	1423 S 100TH ST
1	013300	0070	5/23/01	129950	680	0	6	1943	4	6400	N	N	1403 S 100TH ST
1	013300	0390	3/1/00	113100	720	0	6	1943	3	8400	N	N	1407 S 103RD ST
1	092304	9143	6/27/01	159900	730	0	6	1937	4	21560	N	N	2232 S 116TH ST
1	092304	9169	11/6/01	115000	740	140	6	1939	3	9240	N	N	11420 ROSEBERG AV S
1	092304	9214	7/5/01	126000	750	0	6	1942	3	7623	N	N	2420 S 116TH WY
1	336140	1130	2/24/00	150000	780	0	6	1930	4	6120	N	N	1221 S 116TH ST
1	092304	9335	4/10/00	117000	790	0	6	1925	3	6720	N	N	11270 ROSEBERG AV S
1	336140	2061	7/17/01	140000	790	0	6	1950	3	17400	N	N	11809 10 <sup>TH</sup> AV S
1	336140	0225	9/29/00	175000	810	0	6	1928	4	38400	N	N	11403 12 <sup>TH</sup> AV S
1	896180	0045	5/25/00	140000	810	0	6	1938	3	7407	N	N	10440 18 <sup>TH</sup> AV S
1	309200	0300	5/21/01	157000	850	180	6	1931	3	6120	N	N	11831 MILITARY RD S
1	031600	0070	8/17/01	185850	930	280	6	1940	3	10300	N	N	10854 ROSEBERG AV S
1	284320	0075	12/8/00	141302	960	320	6	1956	3	10205	N	N	11025 26 <sup>TH</sup> AV S
1	013300	0375	8/23/00	132000	970	0	6	1943	4	10900	N	N	1429 S 103RD ST
1	896180	0075	8/2/00	124000	970	0	6	1937	3	7407	N	N	10447 19 <sup>TH</sup> AV S
1	013300	0365	6/19/00	151500	980	0	6	1943	4	7200	N	N	1426 S 103RD ST

**Sales Available for Annual Update Analysis**  
**Area 24**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	079700	0335	4/6/00	184000	990	660	6	1941	4	16000	N	N	10841 8TH AV S
1	092304	9192	6/20/00	176000	990	0	6	1951	4	7290	N	N	2409 S 118TH ST
1	336140	1976	8/7/01	158000	1000	0	6	1943	4	7409	N	N	805 S 116TH ST
1	336140	1864	4/25/00	172000	1010	120	6	1963	3	8026	N	N	11861 14TH AV S
1	336140	1760	1/22/01	130000	1020	0	6	1962	3	8177	N	N	11860 14TH AV S
1	336140	2043	7/6/00	165500	1030	0	6	1948	3	9300	N	N	11853 10TH AV S
1	336140	0865	11/23/00	130000	1110	0	6	1948	4	6120	N	N	1050 S 116TH ST
1	336140	0865	7/24/01	146500	1110	0	6	1948	4	6120	N	N	1050 S 116TH ST
1	079900	0027	11/28/00	175000	1160	830	6	1960	3	8900	N	N	10606 8TH AV S
1	562420	0551	11/5/01	165000	1170	0	6	1946	3	10800	N	N	844 S 100TH ST
1	079700	0145	4/13/00	149500	1180	0	6	1939	3	32760	N	N	10864 8TH AV S
1	896180	0155	5/15/01	150000	1240	0	6	1946	3	9187	N	N	1804 S 107TH ST
1	336140	0665	9/1/00	165000	1390	0	6	1913	5	10200	N	N	1004 S 115TH ST
1	530020	0080	3/9/00	151000	1400	0	6	1972	3	7680	N	N	903 S 101ST ST
1	336140	1080	8/1/01	175000	1450	0	6	1948	4	6120	N	N	1250 S 116TH ST
1	336140	1715	1/18/01	186500	1470	0	6	1937	4	9720	N	N	1407 S 116TH ST
1	336140	1803	2/18/00	188000	1470	0	6	1943	3	28600	N	N	11823 16TH AV S
1	896180	0210	8/1/00	175000	1480	0	6	1952	4	9260	N	N	10620 19TH AV S
1	013300	0320	8/13/01	225000	1560	340	6	1933	4	14645	Y	N	10138 14TH AV S
1	336140	1873	12/21/00	169000	1640	160	6	1926	4	8470	N	N	11835 14TH AV S
1	336140	1850	6/26/01	182000	1670	0	6	1961	4	12800	N	N	11718 12TH AV S
1	336140	1802	9/15/00	180000	2180	0	6	1948	3	6400	N	N	11827 16TH AV S
1	424540	0025	4/6/01	194750	870	870	7	1954	4	9960	N	N	2228 S 111TH PL
1	278850	0070	7/12/00	206000	920	920	7	1961	3	8142	N	N	10847 14TH AV S
1	336140	0293	3/29/01	140000	930	0	7	1954	3	9720	N	N	1220 S 115TH ST
1	031600	0150	5/17/00	161000	960	180	7	1962	3	7290	N	N	10845 26TH AV S
1	336140	2060	7/18/01	234950	960	800	7	1955	4	21000	N	N	11807 10TH AV S
1	336140	1610	10/31/00	163500	1010	0	7	1925	4	13260	N	N	11703 14TH AV S
1	424540	0030	12/18/00	190000	1010	620	7	1954	3	10790	N	N	2234 S 111TH PL

**Sales Available for Annual Update Analysis**  
**Area 24**  
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1	092304	9168	4/26/01	160000	1020	0	7	1940	4	6886	N	N	11621 25TH AV S	
1	278840	0251	5/23/01	198300	1040	1040	7	1961	3	9130	N	N	10207 10TH AV S	
1	278840	0306	5/25/00	187000	1060	560	7	1961	4	7700	N	N	10220 9TH AV S	
1	278840	0345	6/26/00	169000	1060	300	7	1961	3	7770	N	N	10247 9TH AV S	
1	278840	0085	6/22/00	189950	1070	1040	7	1960	3	7700	N	N	10234 12TH AV S	
1	336140	1915	7/15/01	220000	1070	180	7	1962	3	19720	N	N	11808 10TH AV S	
1	336140	2000	10/23/00	165000	1070	0	7	1969	3	9600	N	N	11720 8TH AV S	
1	338811	0360	7/25/00	190000	1080	80	7	1979	3	7169	N	N	11851 11TH AV S	
1	042304	9077	9/6/00	163000	1100	790	7	1939	3	11200	N	N	1827 S 103RD ST	
1	092304	9351	4/21/00	200000	1100	150	7	1953	4	16568	N	N	2202 S 120TH ST	
1	530020	0105	9/7/01	198950	1100	290	7	1953	3	13200	N	N	1019 S 101ST ST	
1	336140	1961	2/15/01	175000	1120	1120	7	1956	3	10050	N	N	11823 12TH AV S	
1	336140	0378	7/25/01	189900	1130	1060	7	1954	3	22400	N	N	11252 GLENDALE WY S	
1	424540	0040	4/4/00	189000	1130	710	7	1954	3	16300	N	N	2246 S 111TH PL	
1	042304	9095	5/12/00	189000	1150	200	7	1940	3	9800	N	N	1808 S 104TH ST	
1	278820	0105	12/26/00	170000	1150	0	7	1955	3	10200	N	N	10521 14TH AV S	
1	092304	9363	3/19/01	179000	1160	490	7	1964	3	8600	N	N	11233 ROSEBERG AV S	
1	079700	0200	9/1/00	203000	1170	200	7	1938	4	20600	N	N	11035 8TH AV S	
1	042304	9108	10/23/01	209950	1180	270	7	1946	4	15000	N	N	10445 18TH AV S	
1	098500	0731	6/21/00	176000	1180	500	7	1967	3	7210	N	N	11824 16TH AV S	
1	278820	0075	8/4/00	157500	1260	0	7	1959	3	10100	N	N	10565 14TH AV S	
1	336140	0376	6/19/00	200000	1270	1070	7	1954	3	8184	N	N	11251 GLENDALE WY S	
1	079700	0174	10/27/00	170000	1290	370	7	1950	3	10000	N	N	10804 8TH AV S	
1	031600	0090	5/30/01	172000	1300	350	7	1964	3	7801	N	N	10826 ROSEBERG AV S	
1	336140	1847	7/21/00	270000	1300	1300	7	1963	3	12420	N	N	1435 S 116TH ST	
1	896180	0065	3/8/00	184900	1300	340	7	1949	4	7406	N	N	10457 19TH AV S	
1	079700	0340	3/7/00	205000	1330	250	7	1948	4	13000	N	N	10851 8TH AV S	
1	336140	1761	11/28/00	160000	1350	0	7	1958	3	9074	N	N	1420 S 120TH ST	
1	336140	0355	5/18/00	185500	1360	0	7	1927	4	32279	N	N	11208 14TH AV S	

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1	562420	0709	10/24/00	230000	1370	690	7	1993	3	5700	Y	N	1102 S 101ST ST	
1	861480	0040	3/24/00	214500	1390	1130	7	1960	3	7800	N	N	10648 20TH AV S	
1	338811	0320	11/20/01	202000	1400	0	7	1969	3	7888	N	N	11825 11TH AV S	
1	424540	0075	7/5/00	163000	1400	0	7	1955	4	11550	N	N	2211 S 111TH PL	
1	013300	0100	7/19/00	269950	1420	670	7	1928	4	12150	N	N	1409 S 100TH ST	
1	042304	9096	4/27/01	235000	1420	270	7	1941	5	18000	N	N	10455 18TH AV S	
1	013300	0350	4/20/00	214950	1470	590	7	1977	3	24300	N	N	1418 S 103RD ST	
1	278700	0075	2/13/01	170000	1470	0	7	1952	4	15640	N	N	10452 17TH AV S	
1	079700	0136	10/26/01	167500	1540	0	7	1960	4	17250	N	N	11010 8TH AV S	
1	336140	1730	5/15/00	172390	1580	180	7	1959	3	22500	N	N	11718 14TH AV S	
1	530020	0085	7/27/00	200000	1580	290	7	1962	3	7800	N	N	911 S 101ST ST	
1	336140	1740	11/3/00	190000	1590	590	7	1959	3	16640	N	N	11800 14TH AV S	
1	278900	0070	8/24/00	221000	1620	1020	7	1963	3	7350	N	N	833 S 105TH ST	
1	079700	0258	4/20/00	175000	1630	1190	7	1947	3	11770	N	N	645 S 104TH ST	
1	278700	0125	11/13/00	215000	1640	0	7	1950	3	11960	N	N	10476 16TH AV S	
1	278820	0160	9/27/01	180000	1720	0	7	1956	4	9571	N	N	10239 14TH AV S	
1	278700	0120	5/23/01	229000	1770	500	7	1948	3	10400	N	N	10468 16TH AV S	
1	278820	0110	6/26/00	194000	1830	0	7	1955	3	9445	N	N	10465 14TH AV S	
1	278700	0140	8/24/00	208000	1940	0	7	1951	4	11000	N	N	10451 17TH AV S	
1	336140	1866	2/18/00	200000	2320	120	7	1917	4	8031	N	N	11853 14TH AV S	
1	562420	0732	1/4/01	174000	1260	300	8	1949	3	15120	N	N	10125 12TH AV S	
1	013300	0165	10/5/00	205000	1370	0	8	1978	3	12674	N	N	1441 S 101ST ST	
1	278900	0020	9/6/01	260300	1630	1350	8	1963	4	7742	N	N	10416 9TH AV S	
1	042304	9061	9/20/00	200000	1650	0	8	1933	3	31363	N	N	10606 DES MOINES MEMORIAL DR S	
1	327600	0010	2/16/01	212075	2130	0	8	1997	3	19300	N	N	10750 COUNTRY CLUB LN S	
1	327600	0010	6/5/01	229900	2130	0	8	1997	3	19300	N	N	10750 COUNTRY CLUB LN S	
2	017900	0290	11/27/00	105000	500	0	5	1942	4	6000	N	N	12248 43RD AV S	
2	017900	1115	7/27/01	137000	690	0	5	1943	5	9000	N	N	4705 S 122ND ST	
2	017900	1090	11/15/00	119950	700	0	5	1930	3	6000	N	N	12211 47TH AV S	

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2	335140	0220	2/14/00	95000	750	0	5	1946	3	6500	N	N	3922 S 113TH ST
2	334740	1475	6/26/00	155000	760	0	5	1953	4	22900	N	N	12091 44TH PL S
2	334740	0870	4/20/00	130500	790	0	5	1943	3	10358	N	N	12050 44TH PL S
2	017900	0230	2/23/01	149950	800	0	5	1930	3	6000	N	N	12204 43RD AV S
2	017900	2230	7/17/01	118500	810	0	5	1948	4	7510	N	N	12560 51ST PL S
2	334740	0992	10/13/00	169950	890	110	5	1924	5	9800	N	N	11826 44TH AV S
2	734060	0143	7/25/01	147500	940	0	5	1930	4	18860	N	N	11606 40TH AV S
2	335140	0170	6/7/00	128000	1000	0	5	1943	4	8009	Y	N	3915 S 113TH ST
2	334740	1169	9/11/01	168000	1100	0	5	1943	3	4800	N	N	4408 S 122ND ST
2	334740	0265	6/22/00	160000	1200	0	5	1906	5	22555	N	N	11854 42ND AV S
2	734060	0246	3/26/01	150000	1540	0	5	1943	3	7960	N	N	11809 40TH AV S
2	734060	0240	12/26/00	133950	620	0	6	1947	4	6000	N	N	11823 40TH AV S
2	017900	1805	1/5/01	139950	720	0	6	1949	3	9600	N	N	12253 51ST PL S
2	017900	0160	4/19/01	124500	730	0	6	1942	3	4500	N	N	12241 43RD AV S
2	017900	0220	3/16/00	124200	840	0	6	1947	3	7800	N	N	12203 43RD AV S
2	734060	0125	9/14/01	167500	850	0	6	1956	5	6650	N	N	11704 40TH AV S
2	017900	0550	7/27/01	154950	890	0	6	1951	4	5000	N	N	4402 S 124TH ST
2	334740	1460	6/12/01	167500	930	0	6	1955	3	10000	N	N	4724 S 122ND ST
2	017900	1155	10/17/01	175000	970	0	6	1943	3	6000	N	N	12222 47TH AV S
2	334740	0100	1/11/01	148000	1010	0	6	1948	3	7800	N	N	4219 S 116TH ST
2	017900	3080	3/21/00	137400	1150	0	6	1987	3	6000	N	N	4720 S 125TH ST
2	017900	1270	9/4/01	161000	1160	0	6	1941	2	9000	N	N	12235 48TH AV S
2	073300	0160	10/6/00	156000	1180	200	6	1932	3	17871	N	N	3817 S 116TH ST
2	017900	0475	7/20/01	175000	1190	0	6	1943	3	7000	N	N	12218 44TH AV S
2	017900	0850	4/5/01	169950	1200	0	6	1944	3	6000	N	N	12221 46TH AV S
2	017900	1042	7/25/01	203000	1200	0	6	2001	3	3000	N	N	12235 47TH AV S
2	017900	1045	7/25/01	203000	1200	0	6	2001	3	3000	N	N	12229 47TH AV S
2	334740	0290	7/15/01	225000	2550	0	6	1943	3	16080	N	N	12020 42ND AV S
2	334740	0310	4/19/01	100000	580	0	7	1987	3	10280	N	N	12034 42ND AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
2	334740	1260	1/12/00	172950	1500	0	7	1999	3	8197	N	N	12023 46TH AV S	
2	334740	1280	2/24/00	179950	1500	0	7	1999	3	8942	N	N	12009 46TH AV S	
2	017900	1255	2/5/01	212000	1560	0	7	2000	3	3000	N	N	12251 48TH AV S	
2	017900	0205	11/29/00	213000	1580	0	7	2000	3	3000	N	N	12215 43RD AV S	
2	017900	0210	3/2/01	213000	1580	0	7	2000	3	3000	N	N	12211 43RD AV S	
2	017900	0212	12/6/00	214900	1580	0	7	2000	3	3000	N	N	12207 43RD AV S	
2	017900	0835	8/22/00	172500	1630	0	7	2000	3	3000	N	N	12219 46TH AV S	
2	334740	0110	6/22/01	211900	1730	0	7	2000	3	2900	N	N	4223 S 116TH ST	
2	334740	0115	6/12/01	200000	1730	0	7	2000	3	2900	N	N	4225 S 116TH ST	
2	334740	1275	2/16/00	191950	1780	0	7	1999	3	8197	N	N	12015 46TH AV S	
2	334740	1290	3/29/00	191950	1780	0	7	1999	3	8687	N	N	12001 46TH AV S	
2	017900	1410	3/23/00	195000	1960	0	7	1999	3	3000	N	N	12236 48TH AV S	
2	334740	0385	3/6/00	219800	2190	0	7	1999	3	4336	N	N	4240 S 122ND ST	
2	334740	0390	3/21/00	215000	2190	0	7	1999	3	4350	N	N	4260 S 122ND ST	
2	334740	0395	3/7/00	218000	2190	0	7	1999	3	4364	N	N	4302 S 122ND ST	
2	017900	1250	10/23/00	225000	2200	0	7	2000	3	4000	N	N	12259 48TH AV S	
2	334740	1265	1/27/00	218950	2270	0	7	1999	3	10213	N	N	12019 46TH AV S	
2	334740	0700	1/28/00	224000	2440	0	7	1999	3	9000	N	N	11670 44TH AV S	
2	334740	0700	7/25/00	249000	2440	0	7	1999	3	9000	N	N	11670 44TH AV S	
2	334740	0715	8/15/00	239950	2440	0	7	2000	3	9200	N	N	4420 S 118TH ST	
2	017900	0927	3/8/01	184950	1620	0	8	2001	3	3000	N	N	12222 46TH AV S	
3	011100	0050	12/27/00	98500	540	0	5	1938	3	10868	N	N	13248 10TH AV S	
3	144640	0216	10/1/01	113500	550	0	5	1942	3	6250	N	N	12833 OCCIDENTAL AV S	
3	801860	0351	6/18/01	89000	550	0	5	1930	2	7250	N	N	12451 16TH AV S	
3	144640	1245	10/25/00	141000	660	0	5	1948	3	13243	N	N	12833 3RD AV S	
3	144640	1700	8/31/00	113000	700	0	5	1947	4	9871	N	N	13433 4TH AV S	
3	144640	2050	10/26/01	105000	710	0	5	1946	3	6650	N	N	12809 4TH AV S	
3	144640	3460	5/22/01	125000	800	0	5	1945	3	6600	N	N	13441 7TH AV S	
3	144640	3485	7/25/01	131600	810	0	5	1947	4	6600	N	N	13415 7TH AV S	

**Sales Available for Annual Update Analysis**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
3	011100	0060	9/27/00	158825	820	0	5	1930	3	22125	N	N	13234 10TH AV S	
3	011100	0026	7/10/01	155000	840	0	5	1936	5	11250	N	N	13235 12TH AV S	
3	144640	2095	11/27/01	150000	840	0	5	1947	5	10871	N	N	12838 4TH AV S	
3	144640	2086	10/23/01	129950	860	0	5	1954	4	6600	N	N	12826 4TH AV S	
3	801920	0185	7/26/00	145000	860	0	5	1932	3	11700	N	N	12238 10TH AV S	
3	801920	0120	6/12/01	136000	960	0	5	1930	4	8806	N	N	1046 S 124TH ST	
3	144640	3455	1/26/01	153500	980	0	5	1943	5	6600	N	N	13443 7TH AV S	
3	098500	0815	2/18/00	117900	1020	0	5	1951	3	9826	N	N	12044 16TH AV S	
3	144640	1560	4/19/00	156000	1020	0	5	1948	3	6593	N	N	13240 3RD AV S	
3	011100	0105	7/21/00	169000	1090	0	5	1937	4	23600	N	N	13233 10TH AV S	
3	144640	0545	2/14/01	164250	1200	0	5	1943	5	6596	N	N	13226 OCCIDENTAL AV S	
3	801860	0355	2/28/01	165000	1220	0	5	1994	3	7215	N	N	12461 16TH AV S	
3	098500	1025	9/10/01	162900	1280	0	5	1940	4	2960	N	N	1655 S 124TH ST	
3	801860	0030	9/22/00	155530	1500	0	5	1932	4	9840	N	N	12037 16TH AV S	
3	172304	9522	9/27/01	165860	1640	0	5	1940	3	13200	N	N	13033 10TH AV S	
3	144640	0395	11/21/01	110000	710	0	6	1955	3	6250	N	N	13449 OCCIDENTAL AV S	
3	801860	0870	8/7/00	105000	720	0	6	1930	3	15000	N	N	12219 14TH AV S	
3	172304	9231	5/31/00	110000	740	0	6	1946	2	8775	N	N	12811 10TH AV S	
3	172304	9428	10/27/00	136000	740	0	6	1956	4	7501	N	N	12904 15TH AV S	
3	801920	0907	10/18/00	157500	740	0	6	1961	4	10375	N	N	12061 10TH AV S	
3	144640	0795	9/7/00	138000	750	310	6	1945	3	13247	N	N	12826 OCCIDENTAL AV S	
3	011100	0400	9/7/00	133000	760	0	6	1940	4	7350	N	N	1004 S 136TH ST	
3	144640	0555	1/28/00	125000	760	0	6	1955	3	6594	N	N	13236 OCCIDENTAL AV S	
3	011100	0190	10/3/01	139900	770	0	6	1937	4	9750	N	N	834 S 136TH ST	
3	098500	0950	4/19/01	153725	770	0	6	1942	3	9715	N	N	1614 S 124TH ST	
3	079500	0970	8/4/00	129950	780	0	6	1954	3	5880	N	N	10852 4TH AV S	
3	603140	0015	11/6/00	135000	780	0	6	1949	3	8056	N	N	1424 S 129TH ST	
3	801920	0360	4/27/00	115000	780	0	6	1958	3	10064	N	N	12431 12TH AV S	
3	079600	0405	8/28/01	165000	800	400	6	1949	4	12500	N	N	11845 OCCIDENTAL AV S	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
3	144640	3245	6/20/00	180000	800	600	6	1944	3	7145	N	N	13009 7TH AV S	
3	144640	3215	5/26/00	143000	810	0	6	1944	3	7128	N	N	13041 7TH AV S	
3	011100	0410	9/25/01	173760	820	0	6	1960	4	7350	N	N	13448 10TH AV S	
3	144760	0496	9/15/00	160000	820	820	6	1947	3	13275	N	N	12034 2ND AV S	
3	079800	0262	10/20/00	150000	830	0	6	1945	3	9030	N	N	11603 5TH AV S	
3	079500	0730	9/8/01	128500	850	0	6	1950	3	5500	N	N	10828 3RD AV S	
3	144640	4015	10/16/01	150000	860	0	6	1949	3	6600	N	N	12825 8TH AV S	
3	144760	0430	5/15/00	188000	860	0	6	1938	3	52272	N	N	12209 5TH AV S	
3	144640	3940	6/28/00	125000	870	0	6	1949	3	6611	N	N	13033 8TH AV S	
3	144720	0095	8/4/00	137559	870	0	6	1936	4	25600	N	N	12025 8TH AV S	
3	801920	0580	10/31/01	145000	870	0	6	1937	5	17444	N	N	917 S 124TH ST	
3	011100	0250	8/20/01	159950	880	0	6	1938	4	22095	N	N	826 S 136TH ST	
3	079500	1000	8/20/01	159900	880	0	6	1970	4	5740	N	N	11030 4TH AV S	
3	144640	3235	8/6/01	170000	920	100	6	1944	3	7143	N	N	13019 7TH AV S	
3	098500	0965	12/20/00	150000	940	0	6	1939	3	10875	N	N	1605 S 124TH ST	
3	144680	0440	9/5/00	139950	940	0	6	1953	3	6250	N	N	12611 OCCIDENTAL AV S	
3	144760	0441	3/21/00	154000	970	0	6	1937	3	14400	N	N	12237 5TH AV S	
3	801860	0305	9/24/01	162500	970	0	6	1942	4	10450	N	N	1417 S 124TH ST	
3	079800	0440	7/6/01	202000	1000	620	6	1940	4	26300	N	N	11250 OCCIDENTAL AV S	
3	079500	0725	2/17/00	135000	1010	0	6	1954	3	5500	N	N	10824 3RD AV S	
3	079800	0142	6/29/01	160000	1030	0	6	1940	4	12986	N	N	311 S 116TH ST	
3	144640	3975	10/27/00	157000	1030	0	6	1951	3	6600	N	N	13003 8TH AV S	
3	079800	0455	10/20/00	152000	1040	0	6	1941	3	11286	N	N	11416 OCCIDENTAL AV S	
3	801920	0655	1/27/00	135000	1060	0	6	1961	4	7980	N	N	12444 9TH AV S	
3	079800	0560	1/24/01	169000	1070	310	6	1935	3	8000	N	N	11624 OCCIDENTAL AV S	
3	144680	0610	11/1/01	155000	1070	0	6	1942	3	9375	N	N	12614 OCCIDENTAL AV S	
3	079500	0350	9/7/00	143950	1080	0	6	1946	3	6250	N	N	11022 OCCIDENTAL AV S	
3	801920	0452	3/24/00	131000	1080	0	6	1953	3	9000	N	N	1032 S 128TH ST	
3	079500	0965	1/22/01	158000	1090	0	6	1953	4	6900	N	N	10850 4TH AV S	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
3	098500	1150	9/19/01	150000	1090	0	6	1924	4	9250	N	N	12640 16TH AV S	
3	801920	0822	5/24/01	197000	1090	0	6	1936	3	14025	N	N	12434 8TH AV S	
3	801920	0415	7/29/01	180200	1100	0	6	1935	3	36875	N	N	12621 12TH AV S	
3	144640	0235	6/15/01	145000	1110	0	6	1947	2	8125	N	N	12815 OCCIDENTAL AV S	
3	144720	0135	2/8/01	160000	1110	0	6	1937	4	31900	N	N	12245 8TH AV S	
3	079800	0586	6/28/00	169950	1130	0	6	1952	3	9660	N	N	11816 OCCIDENTAL AV S	
3	801860	0505	11/28/00	155000	1130	0	6	1945	3	15000	N	N	12442 14TH AV S	
3	079500	0440	4/20/00	139000	1150	0	6	1948	3	6250	N	N	11023 2ND AV S	
3	801920	0040	2/2/01	173000	1180	0	6	1923	4	22125	N	N	12035 12TH AV S	
3	144760	0470	9/27/00	156200	1220	0	6	1950	3	11305	N	N	422 S 124TH ST	
3	801920	0461	7/3/01	152950	1220	0	6	1954	4	6000	N	N	1026 S 128TH ST	
3	801860	0645	9/18/01	129950	1240	0	6	1951	3	7500	N	N	1234 S 128TH ST	
3	144640	1440	2/17/00	150000	1250	0	6	1952	3	6584	N	N	13423 3RD AV S	
3	079800	0635	8/17/00	160000	1260	120	6	1943	2	32710	N	N	11825 3RD AV S	
3	144640	0424	5/29/01	196000	1260	230	6	1954	4	6210	N	N	13411 OCCIDENTAL AV S	
3	172304	9051	4/28/00	191000	1260	0	6	1919	5	23367	N	N	13027 DES MOINES MEMORIAL DR S	
3	079500	0475	8/10/00	170000	1270	0	6	1946	3	10500	N	N	10807 2ND AV S	
3	801920	0757	9/26/00	141000	1270	0	6	1948	4	12797	N	N	12711 9TH AV S	
3	801920	0250	2/7/01	174250	1300	0	6	1928	3	14750	N	N	12032 10TH AV S	
3	144640	3280	10/24/00	160400	1310	0	6	1944	3	7152	N	N	12833 7TH AV S	
3	079500	0590	7/21/00	163750	1340	0	6	1946	4	7500	N	N	11037 3RD AV S	
3	801920	0675	10/29/01	172000	1340	0	6	1961	3	18438	N	N	12604 9TH AV S	
3	801920	0741	5/15/01	174000	1340	0	6	1943	4	12000	N	N	822 S 128TH ST	
3	098500	0995	4/12/01	167000	1400	0	6	1940	3	10875	N	N	1619 S 124TH ST	
3	801860	1030	4/4/01	190000	1420	0	6	1925	5	14709	N	N	12016 12TH AV S	
3	801920	0195	8/27/01	223000	1430	400	6	1932	4	12471	N	N	12218 10TH AV S	
3	144640	1640	11/17/00	153000	1450	0	6	1945	4	6578	N	N	13446 3RD AV S	
3	801860	0470	3/15/01	188500	1490	0	6	1928	4	15000	N	N	12610 14TH AV S	
3	079700	0065	5/12/00	162000	1510	180	6	1938	4	27504	N	N	11731 8TH AV S	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
3	079500	1175	7/18/01	175000	1560	0	6	1943	3	6250	N	N	426 S 112TH ST	
3	079500	0660	8/9/01	112000	1600	0	6	1949	3	6250	N	N	10815 3RD AV S	
3	144680	0235	4/4/01	150000	1620	0	6	1941	3	12500	N	N	12033 OCCIDENTAL AV S	
3	144720	0010	7/13/00	150000	1650	0	6	1936	4	19838	N	N	709 S 124TH ST	
3	144680	0735	6/1/00	149950	1700	0	6	1939	3	6650	N	N	12445 2ND AV S	
3	603140	0080	6/26/01	162000	840	0	7	1951	3	8400	N	N	1017 S 128TH ST	
3	079800	0284	2/27/01	159950	900	650	7	1975	3	13597	N	N	11244 3RD AV S	
3	801920	0285	8/14/01	190550	900	410	7	1974	3	9300	N	N	1025 S 120TH ST	
3	079500	1410	4/17/01	180000	950	140	7	1963	3	7400	N	N	10870 5TH AV S	
3	079800	0529	5/23/00	176500	960	140	7	1963	3	9000	N	N	11225 3RD AV S	
3	801860	0256	7/24/01	161500	960	0	7	1963	3	8190	N	N	12016 14TH AV S	
3	011100	0233	10/11/00	136000	970	0	7	1963	4	7380	N	N	13456 8TH AV S	
3	801860	1041	5/24/00	146000	980	0	7	1954	3	6500	N	N	1225 S 120TH ST	
3	098500	0926	2/26/01	132000	990	0	7	1960	3	3195	N	N	1646 S 124TH ST	
3	144640	3430	2/28/00	155000	1000	650	7	1963	3	6600	N	N	13444 6TH AV S	
3	258880	0030	5/21/01	162400	1010	0	7	1956	4	7497	N	N	1240 S 132ND ST	
3	079800	0264	6/20/00	172057	1020	0	7	1955	3	6930	N	N	409 S 116TH ST	
3	098500	0945	10/12/01	156000	1020	0	7	1940	3	9715	N	N	1610 S 124TH ST	
3	144680	0770	6/28/00	170000	1040	0	7	1959	3	6630	N	N	12421 2ND AV S	
3	144760	0180	7/26/00	165000	1040	0	7	1959	3	8100	N	N	310 S 128TH ST	
3	098500	0812	5/31/01	165000	1050	0	7	1991	3	9826	N	N	12040 16TH AV S	
3	144640	3156	6/13/00	133000	1050	0	7	1955	3	6600	N	N	13030 6TH AV S	
3	350960	0020	5/29/01	238950	1050	950	7	1957	3	8041	N	N	11839 4TH AV S	
3	801860	0425	7/21/00	175750	1060	500	7	1962	3	8500	N	N	12660 14TH AV S	
3	079800	0330	7/9/01	165000	1080	0	7	1955	3	7000	N	N	402 S 116TH ST	
3	801920	0070	10/2/01	206000	1080	580	7	1950	4	11850	N	N	12213 12TH AV S	
3	144760	0396	9/12/00	165000	1120	120	7	1955	3	7000	N	N	423 S 120TH ST	
3	172304	9080	10/22/01	190000	1120	410	7	1976	3	9860	N	N	1230 S 134TH ST	
3	371250	0020	11/10/00	243950	1120	980	7	1965	3	9476	N	N	1014 S 130TH PL	

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3	079500	0685	5/19/00	161000	1150	0	7	1954	3	6523	N	N	329 S 108TH PL	
3	144760	0191	6/25/01	160000	1180	0	7	1957	3	6804	N	N	414 S 128TH ST	
3	172304	9441	3/29/00	158750	1180	0	7	1959	4	9000	N	N	12816 8TH AV S	
3	079800	0609	8/23/01	209990	1200	760	7	1967	3	8552	N	N	158 S 120TH ST	
3	079800	0613	9/28/01	185000	1200	650	7	1967	3	7764	N	N	11850 OCCIDENTAL AV S	
3	011100	0455	8/21/01	182500	1230	0	7	1942	4	21266	N	N	13404 10TH AV S	
3	079800	0193	3/7/01	162500	1230	0	7	1956	3	6400	N	N	328 S 120TH ST	
3	603140	0036	8/9/01	188500	1240	300	7	1942	3	13427	N	N	1245 S 128TH ST	
3	144680	0995	5/15/01	185000	1250	530	7	1963	3	6628	N	N	12237 2ND AV S	
3	801920	0463	10/26/00	162000	1250	400	7	1960	4	9300	N	N	12656 10TH AV S	
3	144640	0820	9/25/00	131500	1270	0	7	1951	3	6600	N	N	12846 OCCIDENTAL AV S	
3	144640	0550	2/24/01	229950	1320	700	7	2000	3	6595	N	N	13230 OCCIDENTAL AV S	
3	079600	0455	11/26/01	239950	1330	0	7	1953	3	10625	N	N	11649 OCCIDENTAL AV S	
3	144640	2985	4/7/00	163000	1370	0	7	1953	4	15045	N	N	13019 6TH AV S	
3	801860	0646	5/21/01	171500	1370	0	7	1950	3	7500	N	N	1236 S 128TH ST	
3	144680	0935	5/8/00	275000	1400	1100	7	1947	3	14500	N	N	216 S 124TH ST	
3	350960	0065	3/8/00	159000	1400	0	7	1962	4	9000	N	N	11806 4TH AV S	
3	801920	0060	8/24/01	175000	1410	0	7	1960	4	8500	N	N	12047 12TH AV S	
3	172304	9171	6/1/01	269500	1420	890	7	1942	4	29519	N	N	13044 8TH AV S	
3	144760	0150	12/10/01	215000	1440	1000	7	1974	3	8827	N	N	12604 2ND AV S	
3	079500	1335	3/14/01	179000	1500	0	7	1955	4	11417	Y	N	10891 6TH AV S	
3	144640	1305	7/2/01	184500	1550	280	7	1958	3	6600	N	N	13226 2ND AV S	
3	350960	0055	3/2/01	219100	1570	0	7	1963	3	9600	N	N	11652 4TH AV S	
3	801920	0260	4/3/01	172700	1580	0	7	1968	3	10275	N	N	12028 10TH AV S	
3	172304	9533	4/19/01	206000	1630	450	7	1968	3	8400	N	N	13052 8TH AV S	
3	801920	0906	9/20/00	189900	1660	0	7	1930	3	8275	N	N	12063 10TH AV S	
3	144640	0445	4/21/00	194000	1730	0	7	1991	3	6209	N	N	13263 OCCIDENTAL AV S	
3	258880	0080	3/21/00	166000	1750	0	7	1959	3	7160	N	N	1314 S 131ST PL	
3	079500	0925	4/6/00	225500	1770	0	7	1995	3	6943	N	N	10839 4TH AV S	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
3	144640	0520	12/14/01	237000	1940	0	7	1999	3	5209	N	N	13202 1ST PL S	
3	144640	3195	6/27/00	169950	1990	0	7	1944	3	8077	N	N	13059 7TH AV S	
3	172304	9101	3/19/01	179500	2010	0	7	1970	3	16300	N	N	13025 10TH AV S	
3	801860	0660	6/19/00	224500	2010	0	7	2000	3	7010	N	N	1216 SE 128TH ST	
3	801860	0661	7/31/00	225000	2010	0	7	2000	3	7012	N	N	1214 S 128TH ST	
3	144640	3620	12/8/00	232000	2040	0	7	2000	3	6584	N	N	13410 7TH AV S	
3	144640	1552	10/18/00	230000	2050	0	7	1999	3	6596	N	N	13226 3RD AV S	
3	079500	1375	3/20/01	165000	2200	0	7	1970	3	5625	Y	N	11033 6TH AV S	
3	144640	0835	11/15/01	188500	2880	0	7	1946	3	6600	N	N	12860 OCCIDENTAL AV S	
3	144640	3475	7/21/00	230000	1980	0	8	2000	3	6582	N	N	13429 7TH AV S	
4	382600	0230	9/15/00	91800	450	0	4	1934	4	8100	N	N	12020 21ST AV S	
4	152304	9287	7/24/00	115850	560	0	4	1930	4	7500	N	N	14137 37TH AV S	
4	735860	0215	5/17/00	118450	910	0	4	1930	3	10200	N	N	13314 35TH AV S	
4	735860	0120	9/27/01	123800	600	0	5	1943	4	6092	N	N	13342 34TH AV S	
4	425580	0015	9/8/00	120000	660	0	5	1947	3	7717	N	N	13514 24TH AV S	
4	098500	1275	3/23/01	148500	680	120	5	1931	5	16306	N	N	12419 20TH AV S	
4	152304	9007	8/14/00	147000	740	0	5	1946	5	13260	N	N	14032 35TH AV S	
4	734660	0216	11/21/01	115000	740	0	5	1943	3	9102	N	N	3029 S 133RD ST	
4	735960	0345	8/2/01	142000	780	500	5	1937	4	9200	N	N	12840 33RD PL S	
4	382600	0055	10/29/01	146300	890	0	5	1938	4	8100	N	N	12044 20TH AV S	
4	735960	0535	9/19/01	144000	930	0	5	1920	4	8763	N	N	13027 34TH AV S	
4	152304	9131	10/16/01	152000	1000	0	5	1942	5	15402	N	N	13325 34TH AV S	
4	025700	0250	11/12/01	136900	1030	0	5	1924	2	11867	N	N	2505 S 123RD ST	
4	162304	9129	5/23/01	179000	1030	0	5	1928	5	9778	N	N	2804 S 140TH ST	
4	382600	0525	4/20/01	156500	1030	0	5	1936	5	8100	N	N	12262 22ND AV S	
4	098500	1388	3/26/01	158000	1090	0	5	1949	3	6000	N	N	12657 20TH AV S	
4	382600	0350	5/29/01	154800	1090	0	5	1936	3	8100	N	N	12203 22ND AV S	
4	608300	0155	2/1/01	140000	1270	0	5	1905	2	12550	N	N	12817 22ND AV S	
4	162304	9214	12/22/00	170000	1480	0	5	1942	2	47044	N	N	2456 S 138TH ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
4	559900	0035	8/23/01	128900	710	550	6	1942	3	13356	Y	N	2450 S 130TH PL	
4	382600	0500	4/20/00	114500	780	0	6	1935	4	7425	N	N	12240 22ND AV S	
4	500000	0010	2/1/00	105000	780	0	6	1942	4	9728	N	N	2408 S 121ST PL	
4	500000	0010	9/28/00	143000	780	0	6	1942	4	9728	N	N	2408 S 121ST PL	
4	886400	0805	6/21/00	137900	780	0	6	1944	4	6855	N	N	13880 37TH AV S	
4	092304	9414	4/6/01	150000	790	0	6	1948	4	7200	N	N	12641 22ND AV S	
4	098500	1445	7/7/00	143000	790	0	6	1941	4	7500	N	N	12261 20TH AV S	
4	500050	0015	5/19/00	154950	790	0	6	1943	3	5694	N	N	2418 S 121ST ST	
4	886400	0060	4/24/01	135000	790	0	6	1944	4	5860	N	N	3518 S 137TH ST	
4	886400	0065	9/28/01	139400	790	0	6	1944	3	5997	N	N	13543 37TH AV S	
4	886400	0155	2/6/01	146000	790	0	6	1944	4	6807	N	N	13549 35TH AV S	
4	886400	0335	7/21/00	169000	790	0	6	1944	3	9200	N	N	13615 34TH AV S	
4	886400	0425	7/27/01	168950	790	290	6	1944	3	6099	N	N	3245 S 137TH ST	
4	886400	0535	11/27/00	137000	790	0	6	1944	4	5300	N	N	13799 34TH AV S	
4	886400	0695	6/14/00	177000	790	400	6	1944	4	8049	N	N	13807 37TH AV S	
4	886400	0710	7/11/01	172500	790	120	6	1944	3	8049	N	N	13721 37TH AV S	
4	886400	0750	3/26/01	134000	790	0	6	1944	2	6407	N	N	3703 S 138TH ST	
4	886400	0810	11/29/00	142000	790	0	6	1944	4	6900	N	N	13879 38TH AV S	
4	886400	0860	10/10/01	140000	790	0	6	1944	3	6000	N	N	13819 38TH AV S	
4	886400	0915	9/21/01	145824	790	0	6	1944	3	5700	N	N	13808 38TH AV S	
4	886400	0255	5/23/00	135100	800	0	6	1945	3	6500	N	N	13523 34TH AV S	
4	382600	0380	5/31/01	154950	810	0	6	1939	4	8100	N	N	12241 22ND AV S	
4	886400	0105	3/1/01	144650	810	0	6	1944	3	7000	N	N	13503 37TH AV S	
4	886400	0215	11/20/01	163650	810	0	6	1944	4	7763	N	N	3206 S 136TH ST	
4	138680	0031	10/17/00	135000	820	0	6	1966	3	8167	N	N	3130 S 133RD ST	
4	162304	9161	7/12/00	140500	820	0	6	1963	3	7776	N	N	12836 24TH AV S	
4	382600	0220	4/23/01	145000	820	0	6	1948	4	7057	N	N	2119 S 120TH ST	
4	608300	0014	12/13/00	139500	830	0	6	1942	4	8421	N	N	12828 22ND AV S	
4	162304	9199	1/15/01	119950	860	0	6	1950	3	9720	N	N	12821 MILITARY RD S	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	162304	9145	8/18/00	135000	880	0	6	1938	3	9750	N	N	2631 S 128TH ST
4	608300	0062	2/8/01	135500	880	100	6	1941	4	10725	N	N	2238 S 132ND ST
4	886400	0140	3/29/00	140000	890	120	6	1945	3	6307	N	N	13602 34TH AV S
4	382600	0020	6/12/00	163350	900	0	6	1947	4	6030	N	N	12017 21ST AV S
4	382600	0830	3/15/00	129950	900	0	6	1955	5	6000	N	N	12251 24TH AV S
4	162304	9244	8/7/01	153000	910	0	6	1924	5	9360	N	N	2435 S 138TH ST
4	608300	0010	2/9/01	142400	930	0	6	1939	4	8576	N	N	2209 S 128TH ST
4	382600	0155	10/18/00	155000	940	0	6	1951	3	8100	N	N	12213 21ST AV S
4	734660	0006	3/21/01	205000	940	940	6	1945	4	10230	N	N	13525 MILITARY RD S
4	092304	9277	6/15/01	212000	960	0	6	1948	5	18934	N	N	2007 S 126TH ST
4	162304	9404	1/3/00	103600	960	0	6	1947	4	8190	N	N	2431 S 130TH PL
4	734660	0022	5/22/01	179999	970	0	6	1920	5	18246	N	N	13522 MILITARY RD S
4	359860	0042	4/21/00	140000	980	0	6	1954	3	12000	N	N	14228 24TH AV S
4	608240	0193	9/11/00	149950	980	0	6	1942	3	10240	N	N	13324 24TH AV S
4	162304	9128	1/29/01	148000	1010	0	6	1941	3	22570	N	N	13629 MILITARY RD S
4	608300	0026	7/26/00	149950	1010	0	6	1940	4	8421	N	N	12858 22ND AV S
4	734660	0265	7/28/00	174950	1010	0	6	1949	3	12250	N	N	13222 MILITARY RD S
4	025700	0026	10/23/01	157000	1020	0	6	1942	3	7700	N	N	2604 S 122ND ST
4	608300	0025	12/22/00	145000	1030	0	6	1941	3	8364	N	N	12854 22ND AV S
4	735960	0425	5/3/01	149500	1040	0	6	1944	4	6116	Y	N	13014 32ND AV S
4	138680	0065	9/17/01	159950	1060	0	6	1918	4	4313	N	N	3206 S 133RD ST
4	359860	0066	7/17/00	142500	1060	0	6	1951	5	8400	N	N	2450 S 144TH ST
4	500000	0025	4/18/00	159500	1070	0	6	1942	4	6959	N	N	2428 S 121ST PL
4	814860	0070	10/15/01	164000	1070	0	6	1948	4	6535	N	N	2122 S 126TH ST
4	382600	0275	7/23/01	159695	1080	0	6	1940	3	8100	N	N	12216 21ST AV S
4	500000	0040	1/26/01	163000	1080	0	6	1942	5	7020	N	N	2429 S 121ST PL
4	609940	0122	8/15/00	130253	1080	0	6	1953	4	8744	N	N	14237 31ST AV S
4	814860	0060	12/12/00	163000	1100	0	6	1947	4	6535	N	N	2112 S 126TH ST
4	886400	0190	11/2/00	168000	1100	0	6	1944	3	6000	N	N	13513 35TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
4	025700	0245	10/18/01	162000	1120	280	6	1942	4	10404	N	N	12311 MILITARY RD S	
4	181080	0010	3/21/00	147000	1130	0	6	1950	3	9600	N	N	13021 26TH AV S	
4	382600	0280	3/26/01	120000	1130	0	6	1934	3	8100	N	N	12226 21ST AV S	
4	886400	0470	4/23/01	181000	1130	0	6	1944	4	7160	N	N	13735 34TH AV S	
4	886400	0900	2/6/01	156000	1130	0	6	1944	3	10200	N	N	3726 S 138TH ST	
4	382600	0715	8/29/01	125000	1140	0	6	1934	4	8100	N	N	12248 23RD AV S	
4	640460	0157	1/22/01	144500	1200	0	6	1950	2	36097	N	N	2035 S 132ND ST	
4	608240	0160	8/22/00	112500	1280	0	6	1956	3	9366	N	N	2457 S 133RD ST	
4	608240	0160	9/25/01	174950	1280	0	6	1956	3	9366	N	N	2457 S 133RD ST	
4	382600	0160	12/19/00	166500	1330	780	6	1930	4	16200	N	N	12219 21ST AV S	
4	608240	0390	5/2/01	184570	1340	0	6	1952	3	21350	N	N	2415 S 135TH ST	
4	886400	0865	8/13/01	192000	1340	0	6	1944	4	6000	N	N	13807 38TH AV S	
4	886400	0210	3/30/01	167600	1350	0	6	1944	3	7704	N	N	13512 32ND AV S	
4	886400	0080	6/25/01	180000	1370	0	6	1944	4	6104	N	N	13527 37TH AV S	
4	098500	1443	2/18/00	172000	1440	0	6	1936	3	13800	N	N	12260 ROSEBERG AV S	
4	734660	0092	7/31/00	183000	1440	0	6	1942	3	8425	N	N	13339 MILITARY RD S	
4	553720	0031	5/22/00	149900	1540	0	6	1939	3	13100	N	N	14065 33RD AV S	
4	162304	9157	9/26/00	157000	1590	0	6	1942	3	25754	N	N	13621 MILITARY RD S	
4	162304	9399	5/23/00	177950	1650	0	6	1925	3	8610	N	N	13611 MILITARY RD S	
4	886400	0560	3/28/01	184400	1730	0	6	1944	3	8800	N	N	13730 34TH AV S	
4	382600	0002	6/12/01	225000	1780	0	6	1927	4	8100	N	N	2003 S 120TH ST	
4	608300	0021	10/23/00	182000	1800	0	6	1937	5	9950	N	N	12847 24TH AV S	
4	025700	0137	6/7/00	134500	870	0	7	1954	3	7560	N	N	2626 S 128TH ST	
4	608240	0260	8/8/00	110000	910	0	7	1941	3	9488	N	N	13412 26TH AV S	
4	608240	0383	5/30/00	149600	950	0	7	1983	3	10613	N	N	2421 S 135TH ST	
4	101700	0030	4/25/00	179000	970	1270	7	1954	3	8585	N	N	14024 34TH PL S	
4	608300	0045	5/8/01	175000	970	0	7	1997	3	10281	N	N	13027 23RD AV S	
4	734660	0194	11/27/01	159950	980	0	7	1955	4	11326	N	N	2946 S 135TH ST	
4	025700	0052	10/23/00	160000	1010	0	7	1969	3	10778	N	N	2632 S 123RD ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	<b>Situs Address</b>	
Bldg	Year	Condo												
4	278100	0030	5/22/00	144000	1010	0	7	1962	3	7177	N	N	14230 26TH PL S	
4	734700	0060	12/28/00	184500	1010	1010	7	1962	3	8823	N	N	2641 S 130TH PL	
4	162304	9226	11/8/01	188000	1020	800	7	1952	4	30059	N	N	13848 29TH AV S	
4	155150	0030	5/27/00	180000	1050	750	7	1962	3	7461	N	N	13820 24TH AV S	
4	162304	9286	5/23/00	153000	1080	0	7	1955	3	16425	N	N	12938 26TH AV S	
4	278100	0050	6/2/00	160500	1080	0	7	1962	3	8553	N	N	14220 26TH PL S	
4	382600	0105	7/2/01	147000	1110	0	7	1954	3	8100	N	N	12252 20TH AV S	
4	162304	9375	8/24/00	169950	1120	0	7	1968	4	7599	N	N	13611 26TH PL S	
4	204880	0035	8/29/01	205000	1130	480	7	1956	4	10158	N	N	2601 S 128TH ST	
4	734660	0264	4/24/00	196000	1130	0	7	1979	3	8200	N	N	13220 MILITARY RD S	
4	941500	0080	8/7/01	223000	1140	580	7	1966	4	8650	N	N	3211 S 142ND PL	
4	734660	0015	11/15/00	197000	1150	400	7	1962	3	11004	N	N	2815 S 135TH ST	
4	162304	9047	9/1/00	155500	1160	240	7	1949	4	10230	N	N	2434 S 138TH ST	
4	162304	9254	2/26/01	140000	1160	0	7	1954	3	7650	N	N	12811 MILITARY RD S	
4	608240	0062	4/26/00	150000	1160	0	7	1960	4	12000	N	N	2452 S 133RD ST	
4	382600	0090	10/30/01	163500	1170	0	7	1952	3	8100	N	N	12234 20TH AV S	
4	382600	0535	2/21/01	181500	1200	0	7	1993	3	7530	N	N	12023 23RD AV S	
4	640460	0111	8/21/01	169250	1200	0	7	1951	4	7200	N	N	2225 S 134TH ST	
4	152304	9143	1/16/01	174000	1220	0	7	1955	4	17050	N	N	13341 34TH AV S	
4	382600	0425	8/23/01	162500	1230	0	7	1954	3	9463	N	N	2211 S 120TH ST	
4	734660	0218	12/20/00	219950	1240	670	7	1977	3	9819	N	N	13314 31ST AV S	
4	162304	9359	7/17/00	165000	1250	0	7	1962	3	8680	N	N	12824 24TH AV S	
4	162304	9384	5/21/01	170900	1250	0	7	1974	3	8001	N	N	13605 MILITARY RD S	
4	162304	9311	7/5/01	195500	1260	380	7	1959	3	13500	N	N	13820 29TH AV S	
4	608300	0153	6/21/00	175000	1260	0	7	1962	4	6371	N	N	2115 S 128TH ST	
4	092304	9293	9/21/00	187750	1270	640	7	1949	4	16512	Y	N	12706 MILITARY RD S	
4	734660	0303	6/7/00	172500	1270	0	7	1966	4	9000	N	N	13207 31ST AV S	
4	162304	9411	7/18/01	181900	1310	0	7	1996	3	7345	N	N	2441 S 130TH PL	
4	162304	9373	11/29/01	174950	1320	0	7	1954	3	6281	N	N	2426 S 132ND ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
4	523280	0047	2/8/01	195000	1390	760	7	1966	3	10000	N	N	14006 24TH AV S	
4	025700	0214	4/27/01	179500	1400	0	7	1961	3	9341	N	N	12438 24TH AV S	
4	640460	0045	2/23/01	149350	1400	0	7	1968	3	9000	N	N	2218 S 134TH ST	
4	025700	0195	8/24/00	164000	1410	0	7	1962	3	8521	N	N	12650 24TH AV S	
4	735860	0230	12/11/01	198000	1430	0	7	1991	3	6000	N	N	13336 35TH AV S	
4	025700	0134	6/12/00	180000	1450	430	7	1941	4	8840	N	N	2636 S 128TH ST	
4	359860	0067	8/2/00	160000	1450	0	7	1953	3	21131	N	N	2456 S 144TH ST	
4	640460	0026	12/12/01	149000	1480	0	7	1955	4	8866	N	N	2254 S 134TH ST	
4	204880	0010	6/1/01	210000	1490	830	7	1959	4	9600	N	N	12817 26TH PL S	
4	359860	0098	12/10/01	215000	1490	850	7	1954	3	11148	N	N	2646 S 144TH ST	
4	640460	0094	6/18/01	195000	1500	780	7	1960	3	13500	N	N	13505 24TH AV S	
4	734660	0310	4/19/00	226000	1610	580	7	1963	3	8052	N	N	3116 S 133RD ST	
4	162304	9085	9/18/01	234000	1620	1440	7	1971	3	19550	N	N	2627 S 138TH ST	
4	162304	9310	9/28/00	177000	1630	0	7	1960	3	10625	N	N	2415 S 128TH ST	
4	886400	0325	8/20/01	197000	1660	430	7	1945	3	6028	N	N	3251 S 136TH ST	
4	735960	0445	12/11/01	210000	1710	460	7	1934	3	8150	Y	N	13030 32ND AV S	
4	608240	0195	11/20/01	175000	1770	0	7	1960	4	7380	N	N	13312 24TH AV S	
4	152304	9110	1/22/01	198500	1840	0	7	1932	3	19987	N	N	14125 37TH AV S	
4	204880	0025	3/2/01	180000	1880	1320	7	1965	3	9450	N	N	12830 26TH PL S	
4	920070	0040	11/21/00	157900	1880	0	7	1959	4	8998	N	N	12618 23RD AV S	
4	025700	0225	7/14/00	177500	2180	0	7	1924	3	9840	N	N	12501 MILITARY RD S	
4	162304	9350	3/20/00	202075	2570	0	7	1962	4	8680	N	N	12820 24TH AV S	
4	359860	0100	7/24/00	233000	1430	1430	8	1949	4	14852	N	N	2635 S 142ND ST	
5	734760	0515	8/16/01	129000	700	0	5	1920	4	9743	N	N	4430 S 140TH ST	
5	735960	0110	9/27/01	135550	770	300	5	1917	4	8260	Y	N	3510 S 130TH ST	
5	736060	0240	10/25/00	113950	780	0	5	1923	3	7200	N	N	13717 41ST AV S	
5	567300	0155	5/9/00	120000	810	0	5	1940	3	11200	N	N	4834 S 136TH ST	
5	734060	0780	1/13/00	135000	930	0	5	1918	4	10448	Y	N	3704 S 130TH ST	
5	734820	0110	3/20/00	170400	940	600	5	1930	4	8340	Y	N	14008 43RD AV S	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	<b>Situs Address</b>	
5	734060	1007	8/22/00	179950	1190	700	5	1910	5	19140	N	N	13429 43RD AV S	
5	734820	0080	4/26/00	166500	760	0	6	1950	4	8340	N	N	14025 43RD AV S	
5	734060	0921	1/27/00	167000	800	400	6	1944	4	9600	N	N	13040 38TH AV S	
5	734160	0052	6/6/00	135000	880	120	6	1918	3	6065	N	N	13024 41ST AV S	
5	736060	0395	3/28/00	126000	880	0	6	1944	3	9522	Y	N	13703 42ND AV S	
5	736060	0270	8/6/01	200000	910	300	6	1946	3	16392	Y	N	13702 41ST AV S	
5	734060	0941	5/3/00	174900	940	800	6	1950	5	9333	N	N	13223 40TH AV S	
5	734820	0195	4/25/00	173000	990	0	6	1936	4	12696	N	N	4321 S 140TH ST	
5	733240	0045	8/25/00	155000	1000	0	6	1918	4	7352	Y	N	3809 S 130TH ST	
5	152304	9024	5/25/00	141000	1020	0	6	1906	5	14777	N	N	4226 S 139TH ST	
5	736060	0340	11/22/00	165000	1080	0	6	1949	3	6700	N	N	4102 S 139TH ST	
5	734060	0882	8/29/00	159000	1180	0	6	1918	3	15300	N	N	13219 EAST MARGINAL WY S	
5	735960	0760	11/30/00	165000	1260	0	6	1909	4	5500	Y	N	3521 S 130TH ST	
5	734820	0100	6/1/00	115000	1270	0	6	1949	3	8896	N	N	14005 43RD AV S	
5	734060	0769	4/27/00	157000	1340	0	6	1913	3	13000	N	N	4106 S 130TH ST	
5	734160	0150	10/9/01	136411	1370	0	6	1903	5	8007	N	N	13031 42ND AV S	
5	734160	0150	2/11/00	139500	1370	0	6	1903	5	8007	N	N	13031 42ND AV S	
5	736060	0405	10/11/01	186950	1420	0	6	1947	3	8400	N	N	4011 S 139TH ST	
5	152304	9203	7/12/01	199950	1010	0	7	1957	4	10255	N	N	4300 S 140TH ST	
5	733240	0054	2/9/01	159000	1060	0	7	1976	3	6000	N	N	13020 38TH AV S	
5	734820	0115	7/13/01	165000	1140	0	7	1960	3	8340	N	N	14014 43RD AV S	
5	736060	0280	7/30/01	207450	1780	0	7	1982	3	12300	Y	N	13633 42ND AV S	
5	736060	0220	3/23/01	220000	2000	0	7	2000	3	7800	N	N	13739 41ST AV S	
5	736060	0225	4/16/01	230000	2000	0	7	2000	3	7800	N	N	13733 41ST AV S	
5	261200	0010	3/19/01	249800	1750	160	8	2001	3	13255	Y	N	13602 42ND AV S	
5	261200	0330	4/4/01	262800	2050	0	8	2001	3	6639	Y	N	13718 42ND AV S	
5	261200	0030	8/24/01	260000	2090	0	8	2001	3	6362	Y	N	4202 S 137TH ST	
5	261200	0320	7/25/01	257800	2090	0	8	2001	3	6365	Y	N	13714 42ND AV S	
5	261200	0340	7/18/01	253000	2090	0	8	2001	3	6155	Y	N	13722 42ND AV S	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
5	261200	0040	9/27/01	321300	2220	950	8	2001	3	8635	Y	N	4206 S 137TH ST	
5	261200	0130	7/24/01	339000	2220	0	8	2001	3	10627	Y	N	4242 S 137TH PL	
6	212304	9114	7/3/01	105000	680	0	5	1941	2	8064	N	N	2650 S 150TH ST	
6	212304	9114	11/14/01	125000	680	0	5	1941	2	8064	N	N	2650 S 150TH ST	
6	304620	0125	12/28/00	140000	740	0	5	1946	3	6550	N	N	13619 2ND AV S	
6	212304	9158	5/25/01	159000	910	0	5	1943	3	16246	N	N	3123 S 144TH ST	
6	004000	1033	3/26/01	175000	1000	280	5	1908	5	11000	N	N	3205 S 146TH ST	
6	212304	9533	3/15/01	139950	1060	0	5	1932	3	9884	N	N	14527 27TH PL S	
6	302820	0123	2/24/01	172400	1110	0	5	1947	3	5625	N	N	1417 S 136TH ST	
6	172304	9109	2/22/01	143485	810	270	6	1950	3	10193	N	N	1009 S 136TH ST	
6	443920	0020	4/25/01	146500	820	0	6	1954	3	8008	N	N	15421 30TH AV S	
6	504480	0070	11/6/00	154000	900	0	6	1949	3	9170	N	N	13655 2ND AV S	
6	688150	0122	11/20/01	164200	970	0	6	1971	4	13125	N	N	13650 3RD AV S	
6	212304	9277	6/14/00	149000	1050	0	6	1951	3	9425	N	N	2908 S 146TH ST	
6	172304	9309	8/15/01	243000	1080	1000	6	1950	3	23300	N	N	14247 6TH AV S	
6	443920	0015	10/26/00	145950	1160	0	6	1954	3	8006	N	N	15415 30TH AV S	
6	172304	9416	7/28/00	155000	1170	0	6	1962	3	9800	N	N	813 S 142ND LN	
6	212304	9518	11/20/00	150200	1250	0	6	1953	3	11250	N	N	2616 S 148TH ST	
6	172304	9365	10/29/01	160000	1310	0	6	1936	3	11594	N	N	1035 S 136TH ST	
6	212304	9203	11/27/00	135000	1340	0	6	1942	4	28540	N	N	2636 S 152ND ST	
6	302820	0017	3/27/00	154000	1480	0	6	1936	3	12150	N	N	1213 S 136TH ST	
6	384260	0055	6/1/01	168000	1840	0	6	1956	3	8599	N	N	2821 S 152ND ST	
6	212304	9244	7/18/00	138000	940	0	7	1950	3	9000	N	N	2814 S 146TH ST	
6	024150	0075	3/1/00	197000	1010	760	7	1958	4	10824	N	N	14404 25TH AV S	
6	534300	0060	5/22/01	216000	1020	940	7	1959	3	10150	N	N	13825 9TH PL S	
6	176060	0006	6/12/00	145000	1030	0	7	1954	3	7650	N	N	14439 8TH AV S	
6	176060	0009	1/19/00	139000	1030	0	7	1954	3	7800	N	N	14445 8TH AV S	
6	004100	0375	1/25/01	152500	1040	0	7	1963	3	10900	N	N	3207 S 150TH ST	
6	172304	9443	1/26/01	220000	1040	1040	7	1960	4	7200	N	N	534 S 144TH ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
6	212304	9145	5/31/01	182000	1040	80	7	1940	4	16335	N	N	2627 S 146TH ST	
6	212304	9255	7/10/01	189000	1050	0	7	1950	4	12705	N	N	2820 S 146TH ST	
6	392340	0132	8/18/00	149950	1050	0	7	1960	3	8125	N	N	15103 29TH LN S	
6	638580	0010	8/21/01	197000	1050	450	7	1962	3	7228	N	N	15059 29TH AV S	
6	638580	0030	1/9/01	170000	1050	750	7	1963	3	7305	N	N	15043 29TH AV S	
6	392340	0131	5/29/01	228000	1100	300	7	1994	3	10077	N	N	15026 28TH LN S	
6	638580	0170	1/23/01	194000	1100	500	7	1962	3	7200	N	N	15045 30TH AV S	
6	280320	0035	5/26/00	190000	1110	0	7	1955	3	8906	N	N	907 S 137TH ST	
6	212304	9420	7/17/00	165000	1120	780	7	1960	3	9994	N	N	14453 25TH AV S	
6	212304	9460	9/23/00	170000	1130	0	7	1958	3	8680	N	N	14421 29TH AV S	
6	638580	0130	11/6/01	207000	1130	600	7	1963	3	7200	N	N	15042 29TH AV S	
6	417120	0015	2/26/01	185000	1140	360	7	1956	3	9389	N	N	14417 5TH AV S	
6	392340	0057	12/26/00	148450	1150	0	7	1966	4	8220	N	N	2811 S 148TH ST	
6	688150	0050	10/30/00	161000	1150	0	7	1959	3	8200	N	N	13657 3RD AV S	
6	172304	9483	9/27/00	182500	1170	580	7	1962	3	8800	N	N	709 S 142ND ST	
6	172304	9584	8/23/01	188000	1200	0	7	1994	3	8526	N	N	710 S 138TH PL	
6	172304	9585	11/29/01	190000	1200	0	7	1994	3	8013	N	N	706 S 138TH PL	
6	212304	9321	9/20/01	174000	1200	0	7	1955	4	25560	N	N	2812 S 148TH ST	
6	121500	0020	4/12/01	194000	1220	750	7	1959	3	9088	N	N	14435 6TH AV S	
6	202304	9323	4/18/00	165000	1220	0	7	1952	3	9000	N	N	854 S 146TH ST	
6	212304	9194	10/30/00	150000	1220	0	7	1958	3	10317	N	N	14519 27TH PL S	
6	212304	9494	8/30/01	172000	1230	0	7	1964	3	10140	N	N	14415 28TH LN S	
6	504480	0050	5/1/00	171500	1230	460	7	1951	3	9170	N	N	13650 OCCIDENTAL AV S	
6	172304	9466	5/12/00	187500	1260	400	7	1965	3	12804	N	N	708 S 142ND ST	
6	172304	9353	7/6/01	169950	1270	0	7	1953	4	13845	N	N	13618 8TH AV S	
6	212304	9578	7/20/01	191000	1280	0	7	1998	3	7644	N	N	14414 29TH AV S	
6	212304	9483	8/22/00	173500	1290	0	7	1963	3	11060	N	N	2629 S 150TH ST	
6	382140	0200	8/2/01	165000	1290	0	7	1947	3	9312	N	N	623 S 136TH ST	
6	172304	9474	6/28/00	168500	1320	0	7	1962	4	7504	N	N	716 S 142ND ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	172304	9465	5/25/00	179000	1330	710	7	1967	3	7884	N	N	14041 5TH AV S
6	253000	0075	10/31/00	175000	1330	800	7	1965	4	8040	N	N	15220 30TH AV S
6	172304	9311	9/29/00	208900	1340	550	7	1959	3	19136	N	N	14229 6TH AV S
6	392340	0091	1/28/00	170000	1340	0	7	1950	3	13604	N	N	2932 S 152ND ST
6	504480	0040	8/31/00	176500	1350	1000	7	1950	3	9170	N	N	13634 OCCIDENTAL AV S
6	392340	0077	1/19/01	202500	1400	0	7	1936	4	20150	N	N	3049 S 150TH ST
6	172304	9150	10/23/00	209500	1440	0	7	1951	3	83199	N	N	14230 8TH AV S
6	384260	0049	11/9/00	219500	1500	780	7	1962	3	8040	N	N	2849 S 152ND ST
6	931540	0020	7/26/00	185000	1530	0	7	1998	3	4805	N	N	14010 12TH PL S
6	212304	9590	4/18/00	179000	1660	0	7	1963	3	7490	N	N	2906 S 148TH ST
6	392340	0059	5/19/00	209950	1710	0	7	1996	3	10991	N	N	2807 S 148TH ST
6	212304	9371	9/15/00	155900	1790	0	7	1960	3	7519	N	N	14516 27TH PL S
6	212304	9585	3/29/00	224950	2160	0	7	2000	3	7680	N	N	14826 26TH LN S
6	212304	9587	2/24/00	229950	2190	0	7	2000	3	12660	N	N	15029 26TH LN S
6	212304	9588	2/24/00	220950	2190	0	7	2000	3	10844	N	N	15025 26TH LN S
6	212304	9589	3/3/00	217950	2190	0	7	2000	3	9059	N	N	15021 26TH LN S
6	382140	0010	9/11/01	192000	1170	1130	8	1978	3	7313	N	N	13603 6TH PL S
6	212304	9591	6/20/01	238900	1850	0	8	2001	3	7705	N	N	14417 26TH LN S
6	212304	9592	2/7/01	235000	2030	0	8	2001	3	7739	N	N	14421 26TH LN S
6	172304	9253	11/3/00	252500	2320	0	8	2000	3	9720	N	N	14046 4TH AV S
10	443600	0035	8/7/01	152000	700	0	5	1950	3	13975	N	N	4743 S 172ND PL
10	812520	0561	4/26/01	151500	740	0	5	1948	4	12036	N	N	5105 S 170TH ST
10	004100	0250	9/28/00	126400	770	0	5	1942	4	10080	N	N	4050 S 150TH ST
10	004200	0350	9/25/00	159500	900	0	5	1930	3	10148	N	N	15122 42ND AV S
10	004200	0061	6/6/01	157500	960	0	5	1920	4	9000	N	N	4462 S 150TH ST
10	537980	3465	11/29/00	130000	1010	0	5	1946	4	8000	N	N	4843 S 166TH ST
10	537980	0651	1/30/01	133900	1134	0	5	1942	4	9042	N	N	4240 S 164TH ST
10	537980	0472	10/10/01	105000	720	0	6	1957	2	15000	N	N	4724 S 164TH ST
10	537980	5495	8/29/00	124950	720	0	6	1949	3	8905	N	N	4722 S 172ND PL

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10	537980	4531	10/26/00	130000	740	0	6	1947	4	9750	N	N	4720 S 172ND ST	
10	537980	0520	12/12/00	125000	760	0	6	1943	3	9750	N	N	4602 S 164TH ST	
10	537980	0300	3/23/01	128000	830	0	6	1939	3	11250	N	N	16049 51ST AV S	
10	537980	5640	10/13/00	150000	880	0	6	1954	3	7210	N	N	4475 S 173RD ST	
10	537980	5350	11/21/00	141500	910	0	6	1984	3	10016	N	N	17224 MILITARY RD S	
10	004000	0595	11/7/00	155950	980	0	6	1931	4	10744	N	N	14442 46TH AV S	
10	537980	3058	5/15/01	155000	990	0	6	1918	4	7550	N	N	4246 S 166TH ST	
10	004300	0160	4/16/01	187000	1010	0	6	1950	3	11662	N	N	4001 S 152ND ST	
10	004000	0695	12/27/00	230000	1030	220	6	1929	4	39186	N	N	4614 S 148TH ST	
10	537980	0360	3/8/01	165000	1030	0	6	1926	3	7587	N	N	16239 51ST AV S	
10	537980	4535	8/4/00	130000	1070	0	6	1947	3	9587	N	N	4726 S 172ND ST	
10	537980	0505	5/3/01	148900	1090	0	6	1947	3	10019	N	N	4630 S 164TH ST	
10	537980	4020	2/29/00	135750	1100	0	6	1939	4	10000	N	N	4422 S 170TH ST	
10	537980	4320	7/25/00	164000	1100	670	6	1941	3	10000	N	N	4605 S 168TH ST	
10	810860	0501	12/5/00	205000	1270	0	6	1926	3	56628	Y	N	4404 S 160TH ST	
10	115720	0101	3/22/01	158500	1300	0	6	1906	5	11625	N	N	15816 53RD AV S	
10	537980	2730	6/13/01	164950	1330	80	6	1943	3	9224	N	N	16445 51ST AV S	
10	537980	5460	5/29/01	162400	1360	0	6	1949	5	8905	N	N	4704 S 172ND PL	
10	537980	5580	12/21/01	171000	1380	0	6	1955	3	14000	N	N	4832 S 172ND PL	
10	004300	0228	2/24/00	179500	1470	0	6	1929	4	12600	N	N	15234 40TH AV S	
10	004300	0157	9/25/00	165000	2060	0	6	1947	3	13328	N	N	3741 S 152ND ST	
10	537980	0002	6/20/00	179500	960	220	7	1957	4	10050	N	N	16026 42ND AV S	
10	812520	0013	4/27/01	219950	960	420	7	1955	4	8736	N	N	5117 S 168TH ST	
10	537980	3438	6/22/00	125000	980	0	7	1955	3	7800	N	N	4854 S 168TH ST	
10	812520	0241	2/23/01	160000	980	580	7	1958	3	12500	N	N	17214 51ST AV S	
10	537920	0071	7/17/00	176000	990	650	7	1955	3	10500	N	N	16050 51ST AV S	
10	537980	0330	1/18/01	158500	1040	0	7	1959	3	11899	N	N	16211 51ST AV S	
10	537980	2871	6/27/00	152000	1040	0	7	1959	3	9750	N	N	4646 S 166TH ST	
10	222304	9089	6/26/00	173000	1060	400	7	1959	4	9858	N	N	4918 S 154TH ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
10	222304	9099	7/28/00	143000	1060	400	7	1916	4	14231	N	N	4910 S 154TH ST	
10	812520	0260	9/26/00	201000	1060	1060	7	1977	3	12600	N	N	17234 51ST AV S	
10	931490	0130	4/30/01	160000	1060	700	7	1962	3	10653	N	N	16217 45TH AV S	
10	004100	0238	1/17/01	204950	1080	1050	7	1980	3	7200	N	N	14924 41ST PL S	
10	537980	5360	7/17/00	175999	1080	0	7	1964	4	9270	N	N	17230 MILITARY RD S	
10	537980	2790	4/20/00	159000	1090	0	7	1952	3	8822	N	N	4842 S 166TH ST	
10	537980	3395	9/15/00	172000	1090	380	7	1956	4	8400	N	N	4810 S 168TH ST	
10	537980	0340	7/14/00	150000	1120	0	7	1978	3	12054	N	N	16227 51ST AV S	
10	931490	0030	10/4/01	225000	1120	600	7	1962	3	10662	N	N	16218 46TH AV S	
10	538160	0096	8/30/00	143450	1130	0	7	1961	3	8450	N	N	4815 S 175TH ST	
10	681840	0060	5/12/00	195000	1130	870	7	1960	3	8436	N	N	16244 52ND AV S	
10	537980	3615	6/28/00	225250	1140	770	7	2000	3	11925	N	N	4419 S 166TH ST	
10	537980	4620	8/22/01	202000	1140	460	7	1966	3	6540	N	N	17009 51ST AV S	
10	004200	0126	5/2/00	197000	1150	460	7	1968	4	18900	N	N	14824 46TH AV S	
10	004000	0738	4/17/00	143000	1190	0	7	1959	3	10053	N	N	4427 S 146TH ST	
10	537980	3550	10/19/01	178500	1190	600	7	1958	3	15682	N	N	4631 S 166TH ST	
10	192260	0060	2/26/01	238950	1240	250	7	1962	3	8840	N	N	16039 46TH AV S	
10	884970	0010	5/23/00	180000	1240	700	7	1965	3	8329	N	N	4822 S 164TH ST	
10	537980	2755	7/26/01	225000	1250	870	7	1930	5	9703	N	N	4927 S 164TH ST	
10	519460	0040	2/23/01	174950	1260	0	7	1965	3	9259	N	N	4906 S 161ST ST	
10	537980	0476	10/23/00	189000	1260	450	7	1960	3	11685	N	N	4703 S 162ND ST	
10	537980	2756	7/26/00	225000	1260	490	7	1962	4	8067	N	N	16415 51ST AV S	
10	537980	2918	11/23/01	184800	1260	0	7	1954	3	21780	N	N	4627 S 164TH ST	
10	810860	0442	11/6/01	192000	1270	0	7	1957	4	16800	N	N	4450 S 160TH ST	
10	537980	3140	6/9/00	189000	1280	1090	7	1960	4	13335	N	N	16418 MILITARY RD S	
10	222304	9095	3/8/00	196000	1290	300	7	1966	3	8640	N	N	4628 S 160TH ST	
10	537980	4325	5/24/01	230000	1290	460	7	1980	3	17424	N	N	4603 S 168TH ST	
10	615420	0050	3/19/01	204000	1290	650	7	1963	3	8205	N	N	15828 43RD AV S	
10	222304	9019	1/17/00	181000	1310	0	7	1924	4	46609	N	N	15241 51ST AV S	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	537980	0390	8/8/01	182500	1340	0	7	1957	4	10890	N	N	4904 S 164TH ST
10	537980	2854	3/23/00	178000	1340	0	7	1964	4	10425	N	N	4733 S 164TH ST
10	537980	6315	9/6/01	203000	1340	0	7	1950	4	9590	N	N	4709 S 175TH ST
10	810860	0082	6/26/00	167000	1390	0	7	1952	3	8362	N	N	4412 S 156TH ST
10	004300	0225	7/24/00	168000	1410	0	7	1953	3	19800	N	N	4024 S 154TH ST
10	810860	0040	1/23/01	166950	1410	0	7	1949	3	12575	N	N	4430 S 156TH ST
10	222304	9048	2/21/01	234500	1430	520	7	1934	5	9152	N	N	15222 42ND AV S
10	004200	0085	6/1/00	237450	1440	0	7	1936	4	39446	N	N	4320 S 150TH ST
10	537980	2973	10/24/01	222000	1470	0	7	1978	3	9583	N	N	4438 S 166TH ST
10	537980	2853	7/9/01	165000	1480	0	7	1964	3	16875	N	N	16425 48TH AV S
10	537980	0447	1/11/01	219000	1510	1320	7	1968	3	9241	N	N	16209 48TH AV S
10	537980	5410	8/6/01	205000	1550	0	7	1959	5	10700	N	N	17315 47TH AV S
10	537980	0684	12/14/00	193950	1580	360	7	1945	3	17280	N	N	16212 42ND AV S
10	681840	0080	10/9/01	199950	1610	0	7	1962	3	10691	N	N	5207 S 164TH ST
10	812520	0035	2/19/01	194000	1620	0	7	1983	3	9711	N	N	5145 S 168TH ST
10	537980	4131	8/20/01	275000	1650	700	7	1966	4	9000	N	N	4668 S 170TH ST
10	537980	4130	10/2/00	220000	1700	0	7	1941	4	18500	N	N	4666 S 170TH ST
10	538160	0112	8/28/00	200000	1700	0	7	1994	3	12812	N	N	4839 S 175TH ST
10	537980	4771	3/2/01	193500	1710	400	7	1963	3	13500	N	N	4453 S 170TH ST
10	537980	0429	7/18/00	238500	1720	650	7	1961	3	21780	N	N	4803 S 162ND ST
10	537980	3447	11/21/00	176450	1720	0	7	1954	4	8125	N	N	16639 51ST AV S
10	810860	0261	11/8/01	239000	1740	0	7	1999	3	16966	N	N	4442 S 158TH ST
10	004000	0336	12/4/00	225000	1750	0	7	1995	3	8011	N	N	14412 42ND AV S
10	812520	0193	10/19/01	195000	1780	0	7	1963	3	9500	N	N	17061 53RD AV S
10	537980	2851	9/4/01	197500	1790	0	7	1940	3	10125	N	N	16411 48TH AV S
10	537980	4160	6/4/01	173000	1790	0	7	1954	4	17875	N	N	4824 S 170TH ST
10	537980	2748	5/1/01	195000	1840	0	7	1958	3	10531	N	N	16427 51ST AV S
10	537980	4025	10/11/01	183000	1960	0	7	1950	4	7600	N	N	4418 S 170TH ST
10	004000	0748	4/25/00	220000	1870	0	8	1956	3	15010	N	N	4451 S 146TH ST

**Sales Available for Annual Update Analysis**  
**Area 24**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
10	004200	0416	5/2/01	297900	2000	0	8	1996	3	14242	N	N	4840 S 152ND ST
10	004000	0392	4/20/01	245000	2010	0	8	1984	3	9726	N	N	4439 S 144TH ST
10	004200	0032	3/21/01	272000	2010	0	8	2000	3	8079	N	N	4253 S 148TH ST
10	004200	0218	4/4/00	267000	2170	0	8	1999	3	9489	Y	N	4650 S 150TH ST
10	537980	4071	2/21/01	274950	2170	0	8	2000	3	9800	N	N	4604 S 170TH ST
10	537980	4212	1/23/01	263950	2170	0	8	2000	3	7200	N	N	4847 S 168TH ST
10	004200	0031	6/4/01	279000	2480	0	8	2000	3	7270	N	N	4249 S 148TH ST
10	004200	0033	7/24/01	285000	2480	0	8	2001	3	8285	N	N	4257 S 148TH ST
10	537980	4203	2/27/01	297900	2570	0	8	2000	3	8432	N	N	4855 S 168TH ST
10	004000	0755	5/24/01	320000	2890	0	8	1923	3	9618	Y	N	14637 46TH AV S
10	779640	0030	3/16/01	305000	1950	1000	9	1989	3	13519	Y	N	16405 53RD PL S
10	537980	2739	9/6/01	298000	2170	0	9	2001	3	6920	Y	N	16435 51ST AV S

**Vacant Sales Available to Develop the Valuation Model**  
**Area 24**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	042304	9115	2/26/01	72500	17472	N	N
1	052304	9015	5/24/01	70000	31350	N	N
1	052304	9175	4/18/00	47500	12500	N	N
1	092304	9219	4/30/01	72000	13668	N	N
1	662040	0775	4/17/01	21000	12130	N	N
2	017900	0005	6/4/01	71250	8003	N	N
2	017900	2860	8/23/00	64000	17600	Y	Y
2	334740	0785	5/30/01	34255	13702	N	N
2	335140	0330	2/1/00	12500	13519	N	N
3	144640	1310	10/10/01	55000	6600	N	N
3	144640	3475	3/8/00	49950	6582	N	N
3	144640	3620	6/19/00	48000	6584	N	N
3	144760	0506	4/25/01	60000	13250	N	N
3	801860	0088	2/24/00	57000	9000	N	N
3	801860	0529	8/22/01	75000	10057	N	N
3	801860	1032	6/12/01	58000	14712	N	N
4	640460	0220	11/8/01	110000	12038	N	N
5	734160	0140	6/11/01	46000	7193	N	N
6	212304	9352	5/22/00	45000	8670	N	N
10	004100	0161	10/12/00	75000	30594	N	N
10	004100	0567	12/11/01	70000	11113	N	N
10	004100	0568	12/11/01	70000	9596	N	N
10	004200	0401	9/15/00	40000	31218	N	N
10	004200	0405	8/24/01	100000	78124	N	N
10	004200	0420	12/13/01	12000	26850	N	N
10	537980	3462	5/29/01	59000	11634	N	N
10	537980	4071	7/12/00	57000	9800	N	N
10	537980	4203	5/9/00	53500	8432	N	N
10	812520	0240	2/13/01	65000	26500	N	N

**Sales Available for Annual Update Analysis  
Area 24  
(Single Family Residences)**